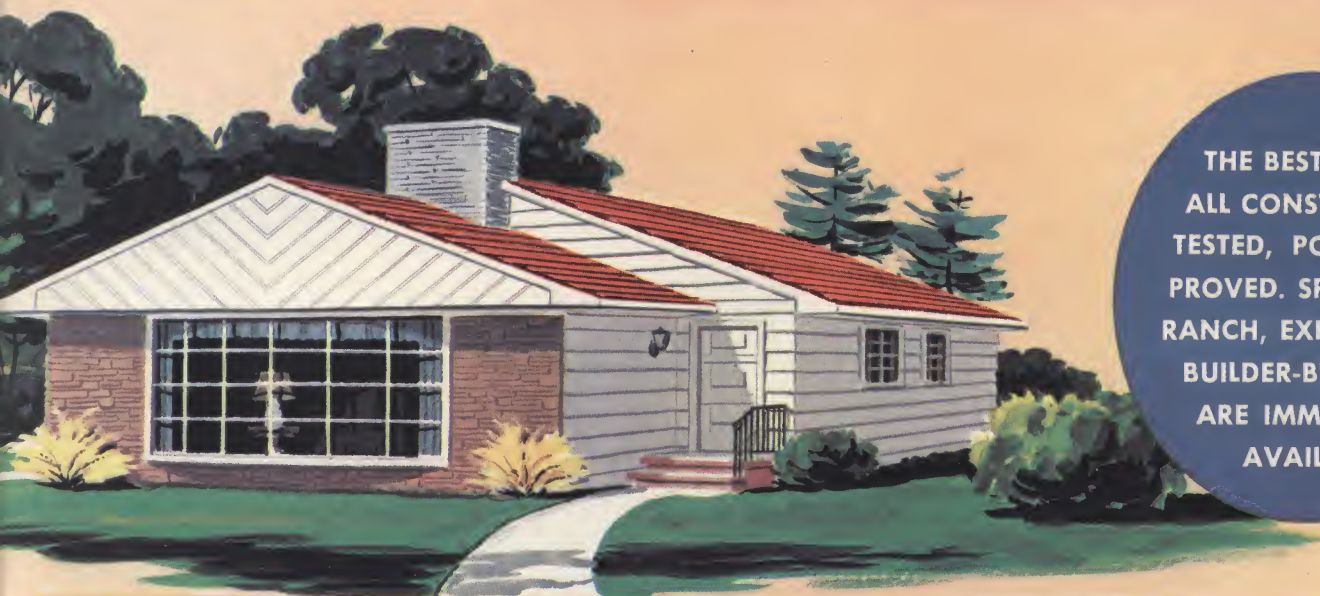


ACE

BEST HOMES



KEYNOTE FOR COMFORT—A STUNNING RANCH HOUSE SHOWN ON PAGE 40



THE BEST HOMES:
ALL CONSTRUCTION
TESTED, POPULARITY
PROVED. SPLIT-LEVELS,
RANCH, EXPANDABLES.
BUILDER-BLUEPRINTS
ARE IMMEDIATELY
AVAILABLE.

ADAPTABLE TO A MINIMUM LOT—NEWS FOR A 40' LOT ON PAGE 18

8

STEPS TO CHOOSING YOUR SITE

APPROPRIATENESS
PHYSICAL PROPERTIES
NEIGHBORHOOD
SERVICES — UTILITIES
TAXES — ASSESSMENTS
CLEAR TITLE
ZONING REGULATIONS
THE PRICE TAG

The lot you buy is as important a step as you will ever take. First you want to narrow your choice to acceptable locations. Within a broad area, where do you want to live? You should have two or three "acceptable locations" in mind.

Next, get a lot that's big enough for your house—and otherwise suitable. Size is a fact you can get from ads, real estate men, or friends. The "otherwise suitable" requires closer inspection on your part. Of course, the lot must be within your price range. This can be ascertained by checking costs in the area before you go out to look. Let's examine some of the basic factors that go into wise site selection.

First: Appropriateness to your house plan. Is the site large enough for your home, for the outbuildings you may wish to add, for your gardening and landscaping plans, for possible expansion, for garage and drive? Is the grade or slope of the land in keeping with the type of home you intend to build?

Second: Physical properties of the land. How about drainage, and the general "lay" of the land? Is the soil good, or will you have to build it up or import costly topsoil in order to get a good stand of grass? Are there trees . . . for beauty, shade, cooling in summer and wind-break in winter? Is the view pleasant? Will extensive grading be required? Check the lot with care for all factors which may cost extra money or which may detract from the value of your finished home.

Third: Beyond the lot line. What's the personality of the neighborhood? Of the specific block? Do your neighbors take pride in their homes? Don't forget that the value of your land is dependent as much on their efforts as on your own. Is the neighborhood growing or slipping? Don't hesitate to ask questions of people who may know, and that includes people you are considering as neighbors. How convenient are schools? Even if you have no need for schools within your family, their presence or absence will affect the resale value of your home. What about churches? Shopping facilities? Recreation areas? Transportation?

Fourth: Are usual services and utilities provided? In an established neighborhood this will include gas, electricity, water, telephone service, and an efficient sewer system. You should look for sidewalks, street lights and paved streets. If they are not in, what are future assessments for these items likely to cost? Find out about police and fire protection. Aside from lack of protection if these factors are absent, their absence will hike your insurance premiums. What about garbage removal?

Fifth: Taxes and assessments—present and prospective.

Don't take anyone's word that taxes and assessments are paid up. A check at the town hall or county building will bring you the facts. Find out if you can what taxes on your finished home are likely to be. Your neighbors-to-be will tell you without too much urging how taxes are in the area. Remember that if a great many schools or roads are being built because of the newness of the area or a large influx of people, your taxes may go up—but you will have the use of the facilities they pay for.

Sixth: Is the title clear? Make sure you are getting a merchantable title with the land, both to assure you unchallenged possession and to aid you in selling the property at some future date. Have a reputable lawyer get you a statement of title; or if you are dealing through a bank or building and loan association, check with them for an opinion of title.

Seventh: What zoning? Community-zoning regulations should protect you against the possibility that one day a tavern or gas station may go up at the end of your block. Again, the ultimate resale value of your home may depend upon the rigidity of zoning and enforcement. On the other hand, zoning regulations may affect the kind of home you plan to build. For example, if you want to make provision for a second family to live with you, you may find zoning regulations forbid construction of a two-family home. Often local regulations limit the number of kitchens, or allow only a minimum bathroom size, or prescribe that the home may not approach the lot lines within a certain footage, or do not permit some architectural styles to be used. Check this in the town or village hall or at the county building.

Eighth: The price tag. An improved site with utilities and services at hand and paid for should represent between 10 and 15 percent of the total value of house and lot. It's not a good idea to build a modest home on a costly lot; in reselling, you are not likely to get back the full cost of the lot. And, as anyone can understand, it's not a good idea to build a substantial home on a cheap lot—ordinarily an indication that your home will be among the more valuable ones in a less valuable neighborhood. When you come to resell, whether you like it or not, the value of the neighboring property will affect your own.

The standards discussed above should not be considered rigid; the perfect lot that meets all requirements is rare indeed. If you keep your requirements fairly flexible, and keep your eyes open to the possibilities in "unlikely" areas, you might run across a good buy.

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BEST HOMES

ISSUE 10

The houses are, in general arranged by size according to square foot area. This does not include optional areas such as porches, garage, terrace or recreational rooms, but only living space. See opposite and pages 2-3 for helpful suggestions in choosing your plan.

2 Bedroom Homes

See pages 9, 11, 12, 17, 22, 23, 33, 38.

3 Bedroom Homes

See pages 4, 5, 6, 8, 9, 10, 12, 13, 14, 16, 17, 18, 20, 22, 23, 24, 26, 27, 28, 30, 31, 32, 33, 35, 36, 37, 38, 40, 41, 42, 44, 45, 46 top, 46 bottom, back cover.

4 (and more) Bedroom Homes

See pages 8, 14, 17, 22, 30, 33, 34, 38, 40, 42, 45, 46 bottom.

Homes with Recreation Rooms

See pages 6, 8, 12, 14, 20, 28, 32, 33, 34, 38, 40, 41, 42, 45.

Ranch Homes

See pages 4, 5, 8, 10, 11, 12, 13, 16, 18, 24, 26, 27, 28, 31, 35, 36, 37, 40, 44, 46 top, back cover.

1½ Story Expansion

See pages 17, 22, 23, 30, 38, 42, 45, 46 bottom.

Split-Level Homes

See pages 6, 9, 14, 20, 32, 33, 34, 41, 45.

2 Story Home; See page 23.



Best Buy Split-Level

page 14

BEST HOMES, A Quarterly

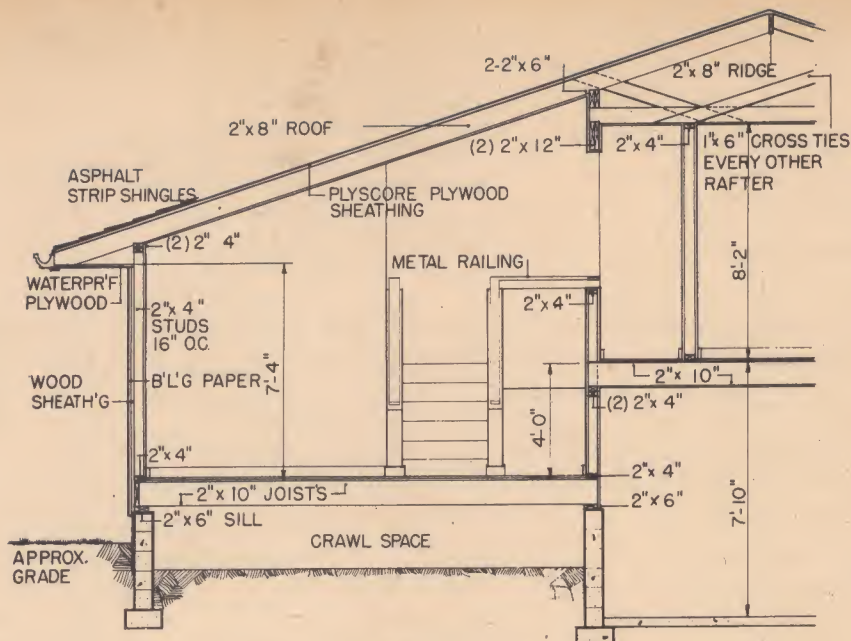
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HOW TO PERSONALIZE YOUR PLAN



From shingles to concrete, that is, from top to bottom, there are a myriad of materials that go into the making of a house.

Do all blueprints fit F H A requirements?

Yes. All plans are designed to meet FHA standards. Certain building codes and local ordinances sometimes vary for particular localities, because of climate or local customs. Minor changes that may be occasioned by these variations can be handled by your local contractor. FHA standard plans make it possible for you to obtain FHA-insured financing because the plans have met the exacting standards of the government's top housing experts.

Do you furnish outline specifications?

We do. With all plans we furnish—at no extra cost to you—specification sheets filled in by the architect showing all the important materials going into the house, describing their quality, and giving details of construction. These specifications will save you an enormous amount of time and labor, as well as money. They are the basis for the contract between you and your builders; or your guide, if you build yourself. The quality of materials and construction actually going into the house can be checked against this list, as construction proceeds.

Specifications also will enable you to obtain the best possible mortgage terms.

Can you tell me how much my home will cost to build?

We cannot tell you exactly how much the home of your choice will cost. Each plan has been tested many times in actual construction, but prices vary so widely from area to area that only a local expert can give you fairly exact information. That means a contractor, materials dealer, or perhaps your local bank or building and loan association. In general, costs are reckoned on a square foot basis; and in most areas these costs will range from \$10 to \$15 a square foot of living space; assuming that the work is contracted out. Costs also will vary with the extras you add to the plans and, the amount of work you do yourself—like landscaping, or decorating.

In order to help you get a rough estimate of cost, the size of each house is shown by square feet of living area. Unless otherwise specified, this does not include porches, garages, terraces, etc., since many of these features are optional and, of course, cost less per square foot to build than the main dwelling.

I would like to have a utility room in the plan I like, but not a cellar. How can I do this with your blueprints?

If the plan you choose calls for a basement but you would prefer a utility room, no serious problem arises. The space occupied by the approach to the basement and the basement stairway usually is big enough for the heating plant and water heater. Such a change can easily be made from our blueprints by your contractor.

Conversely, the adaptation of a basementless plan to one with a basement can be made by your contractor.

What are the advantages of an architect-designed house?

A house designed by an architect who is a small home specialist has all the features that you look for and want. Comfort and convenience in living are planned within an attractive exterior. Every foot of livable space is made use of to your advantage. From a practical point of view, it is easier to obtain the best mortgaging and financing on such a house. If you should ever want to sell it, you'll get a much better price for the architect-designed house. It has extra value built in.

I like one of your houses, but it would fit better on my lot if it were reversed — the garage on the left instead of the right, etc. Can I get reversed plans?

If you desire, we will furnish reversed plans. If you find that a particular house plan would suit you—or your lot—better if it were reversed, we will (on request) send some of the blueprints transposed as in a mirror. If you order four sets of plans, for example, we will send two mirror images, and two in the original position so that you can read the figures and directions easily. Experienced builders and contractors find these blueprints entirely satisfactory to work from.

Can you make changes in blueprints for me?

Your contractor can make changes in dimensions on your plans, in most instances with little trouble. However, if you wish to make serious alterations in the plans, why not look a bit further among our other plan books listed inside the back cover of this issue first? You may find exactly what you want in another plan, or you may find one that can meet your requirements with only minor changes, which can be made locally.

Can I build my house of brick or concrete block, although the description calls for frame construction?

If the house plan (for example) calls for frame siding, you can build it of brick, concrete block or other materials. Your contractor can do this easily; only the width of the exterior walls must be adjusted.

Are material lists furnished with blueprints?

Yes. With each four-set blueprint order as described on page 47, you will receive a lumber and mill check list prepared by a competent expert in this field. This material list will be an invaluable aid in securing a quick cost estimate from your lumber dealer with a minimum of trouble and effort on both your parts.

I like one of your plans very much but want to see what it looks like when it is built. Can you tell me where, in my neighborhood, I could see this house?

We regret that we cannot tell you exactly where in your area you can see a finished house built from the plans you select. Most homebuilders intend to move the moment their houses are built. We don't get the addresses of the building lots from people who build plans. We would like to furnish this information, but under the circumstances only rarely can we do so.

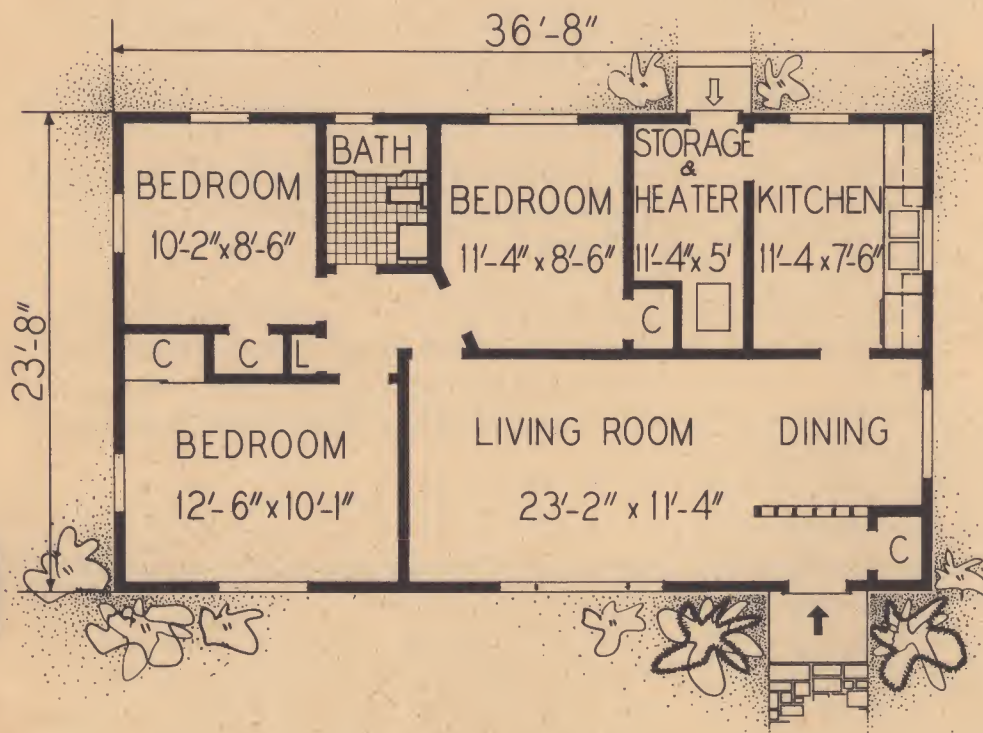
LOW-COST DISTINCTION • A miracle of planning puts three, full-sized bedrooms into less than 900 square feet of home space, even allowing for a heater/storage room at the back entrance for convenience and quick clean-ups. You'll find no skimping on space in the kitchen with double sinks, pullman work space counters and two exposures for a sunny outlook. The sweep of the living-dining room would be considered super in much larger houses, and the bedrooms, too, are bright and comfortable, with plenty of put-away space in a thrifty closet wall

between two and good-sized single in the third chamber. The roof overhang protects the front door, but in addition, right inside, there is a foyer, with a large coat closet, formed by a frosted glass partition—a delightful and practical shield to keep the dining area free of drafts. It's a warm, friendly house, filled with sunshine all day long and cozy every season of the year.

Overall Dimensions: 36'8" x 23'8".

Square Feet: 808.

Architect: Alwin Cassens, Jr.



PLAN NO.
F-3343

ARCHWAY PRESS, 117 W. 48, N. Y. 36





ARCHWAY PRESS, 117 W. 48, N. Y. 36

RED BRICK RAMBLER • There's nothing more inviting than a red brick ranch house in a garden setting, and this house spells perfection to many a family. There's a wealth of custom details at astonishingly low cost. Hall-space is at a minimum which means that every room enjoys every possible foot of living space. The Hollywood kitchen is enormous, with extra large space for dining and a side service entrance. Two of the three bedrooms have picturesque corner windows and the tiled bathroom is convenient and economical. Custom planning creates two

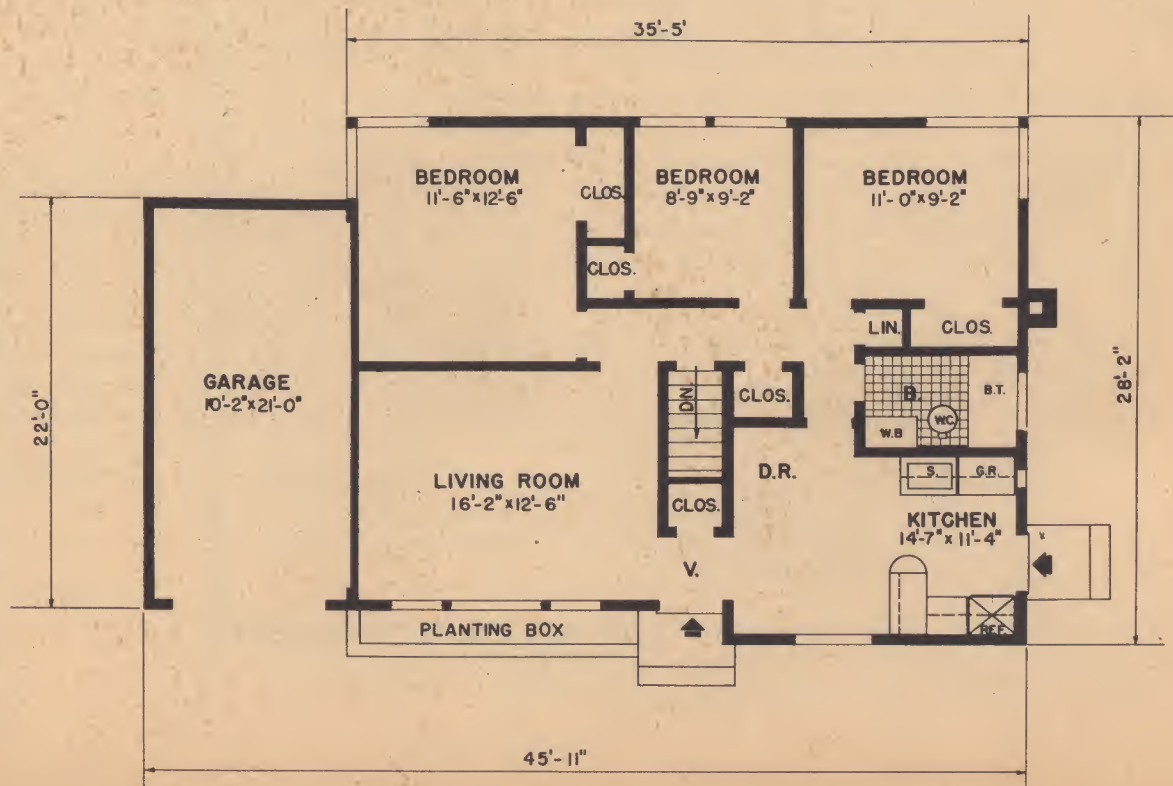
closet walls, with a total of 6 closets in all. The attached garage adds immeasurably to storage convenience, and there's a full basement as well. Within this setting, your home will be a welcome asset to your street in any community.

Overall Dimensions: 35'5" x 28'2",
excluding garage.

Square Feet: 960.

Architect: Schulman & Soloway.

PLAN NO.
F-4304



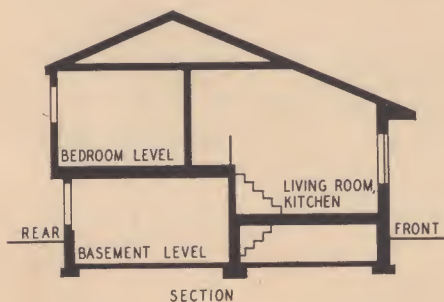


ARCHWAY PRESS, 117 W. 48, N. Y. 36

PLAN NO.
F-3368

NEWEST SPLIT-LEVEL IDEA • Split-level? Yes it is—but with the stunning look of a real ranch house from the front. Only with this plan can you have the newest multi-level styling that gives you so much extra space in less than 1,000 square feet. The sheltered front door leads into the living room brightened by that handsome picture window. It's the living room of your dreams, with its cathedral ceiling and the stunning stairway and balcony that makes it seem ever larger than its truly generous size. Off the balcony are the three family bedrooms, just those few steps above the living level but as private

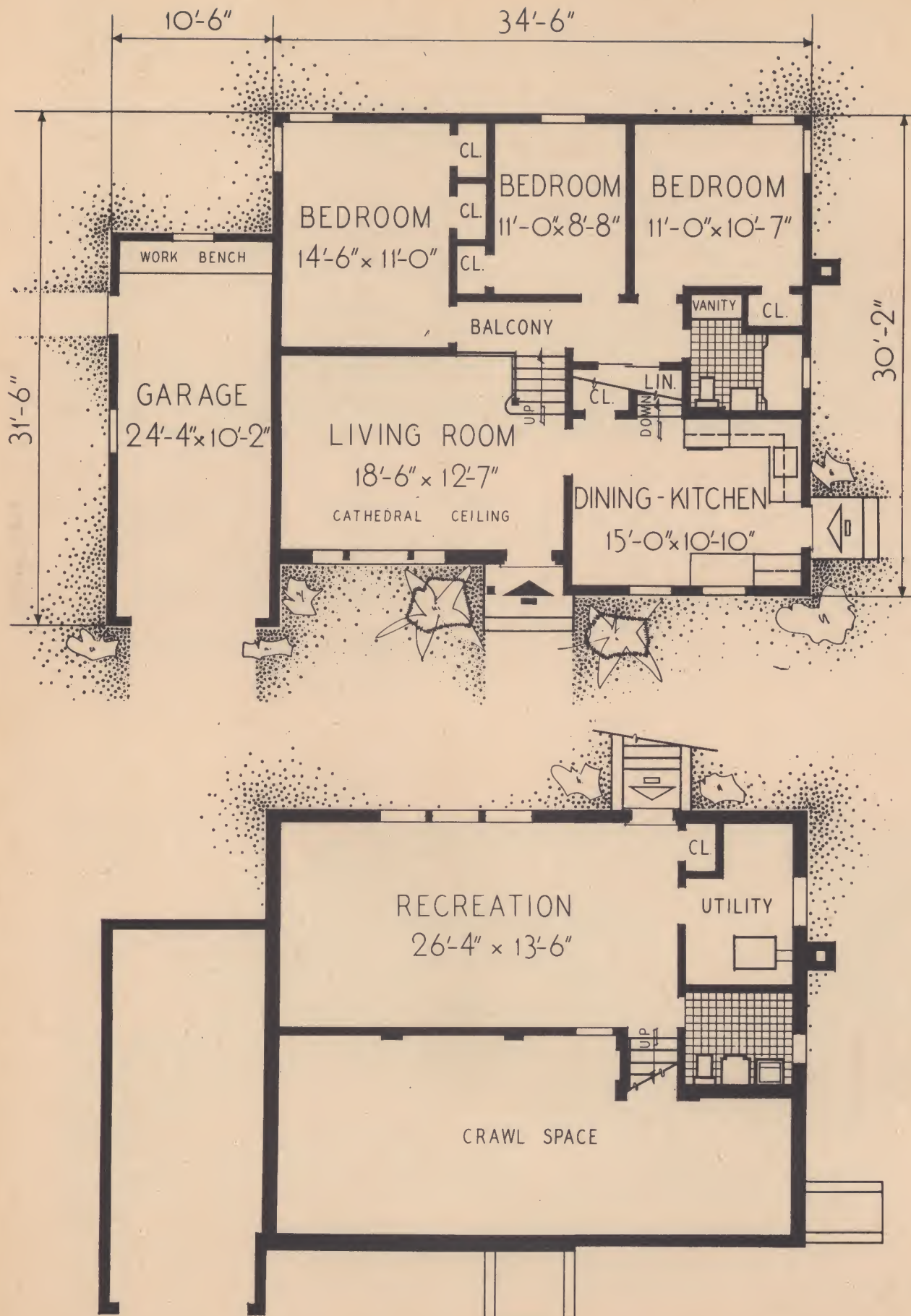
as though they were on a true second floor or off in an expensive wing of their own. You'll count on sleeping comfort that's easy on your budget. Note the large closets, plus the sliding door "double" linen closet just outside the bathroom, and don't miss the built-in vanity, too. At the front for mother's sake, the kitchen has the newest step-saving arrangement of work area and the dining area is large enough to curtain for formal dining. An extra feature in this newest "level" living is the service door right into the kitchen and just a few steps away from the cellar stairs. The combined lavatory-laundry is a planning "plus." But the biggest bonus of all is the super recreation room, a second living room more than 26' wide for everybody's parties, bright and airy and opening out to the rear. This is a home designed for you with split-level luxury fitted into a minimum budget.

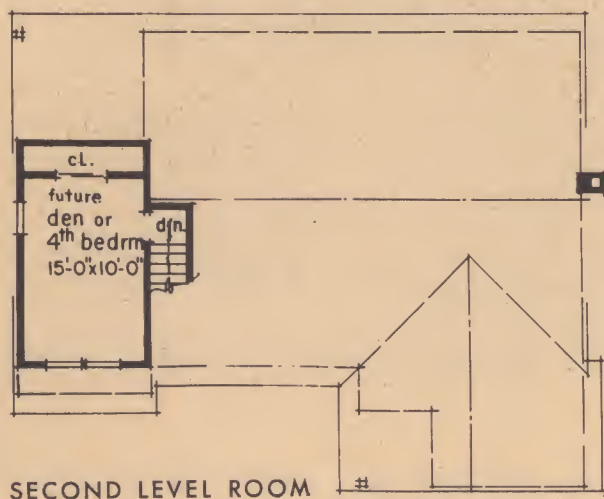
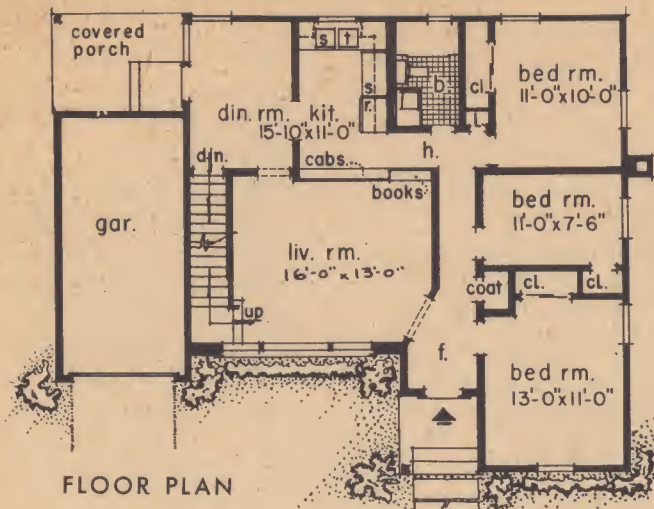


Overall Dimensions: 44'6" x 31'6", including garage.

Square Feet: 990.

Architect: Alwin Cassens, Jr.





PLAN NO.
F-1534

EXTRA LIVING ADVANTAGES • Whether you are planning for a larger family or just for the most adaptable home for present as well as future needs, this smart, expandable ranch house will be the answer. The practical room above the garage does it—with cross ventilation and infinite decorator possibilities to make it comfortable as a fourth bedroom or as a wonderful family room. Even if you decide not to finish it for a while, the floor plan offers lots of living space in just more than 1,000 square feet. There are three superior bedrooms (sliding door closets are featured) and two exposures in the ones at the front and back. Take special note of the center hall, a planning miracle in a house of this size, offering maximum privacy and perfect traffic circulation for all areas. The living room is at the front, brightened by a lovely picture window. Built-in book shelves are a much sought after item. The dining room is glimpsed through the door at the back, with its corner windows to add charm to formal or informal dinners. Notice, too, that it's a real room, with a door into the compact, work-saving kitchen, and another door out to a covered porch for fair-weather meals. The fully-tiled bathroom backs up to the kitchen for plumbing economy, and there is a formica-topped vanitory to add to its convenience. Turn the 2nd level room into a bedroom or perfect all-purpose room to serve as den, study, junior or guest room or TV center.

Overall Dimensions: 44'9" x 35', including garage.

Square Feet: 1,002 (1st floor).

Architect: Herman H. York.

ARCHWAY PRESS, 117 W. 48, N. Y. 36





ARCHWAY PRESS, 117 W. 48, N. Y. 36

STREAMLINED SPLIT-LEVEL • The perfect two-bedroom split-level is hard to find and when you find it in a house that's as trim and handsome as this one, it's worth cheering about. Shingle, shutters, flower boxes, wide glass areas and vertical siding combine to give the outside a distinctive air. A sheltered front porch opens into a welcoming foyer, where there is a large, sliding-door coat closet. Straight through and you're in the kitchen, efficiency plus, with a pantry closet and a cozy corner set aside for a breakfast built-in. Through a swinging door, service to the formal dining room is effortless, and although you may want to separate the dining zone at

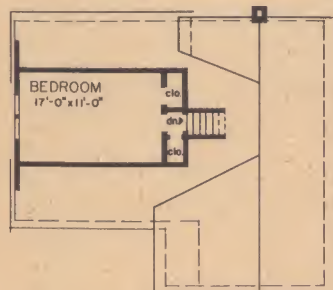
mealtimes (with a foldaway door or stunning draw draperies), you'll combine this corner windowed space to form a huge entertaining "L" with the living room at the front. Picture windows overlook your front garden and offer true, through ventilation for the entire area. To the left of the foyer, a graceful half stairs takes you up to the bedroom level. Here, each of the bedrooms makes the most of double, sliding-door closets. Each has double exposures for airy comfort, too, and the bathroom which is so conveniently situated, offers a guest vanitory built-in. Should you need a third bedroom, finish the attic or turn it into an upper level den.

PLAN NO.
F-1505

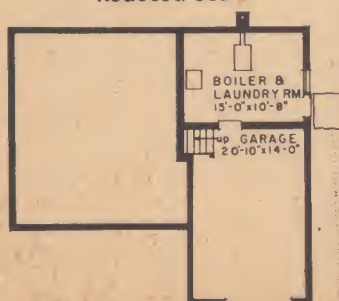
Overall Dimensions: 37' x 33'6".

Square Feet: 1,038.

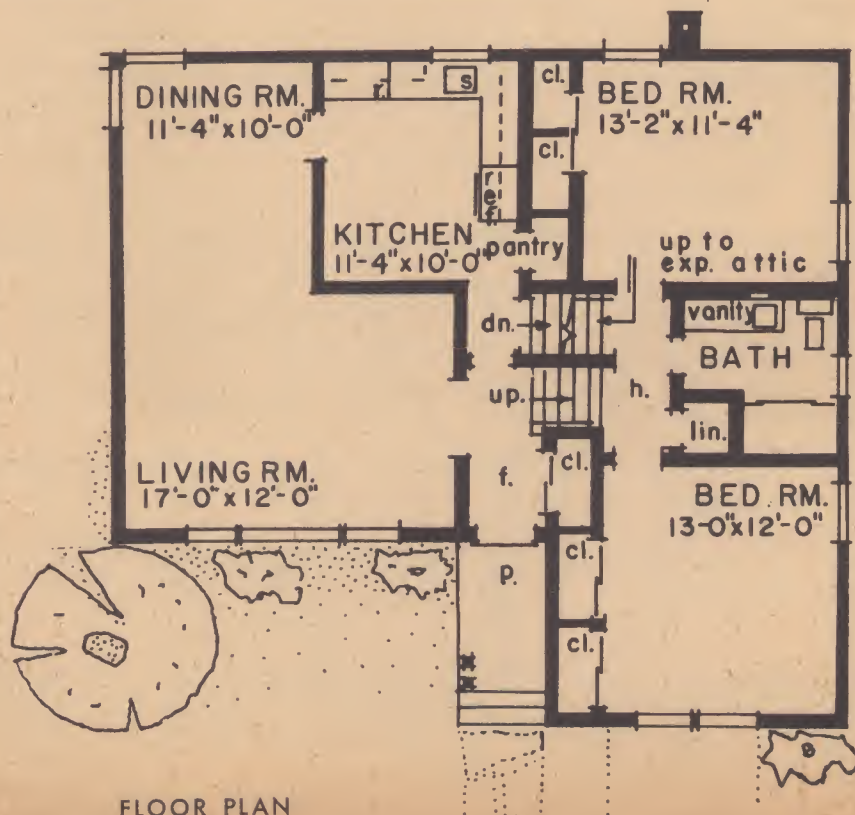
Architect: Herman H. York.



EXPANSION LEVEL
Reduced Scale



LOWER LEVEL Reduced Scale



FLOOR PLAN

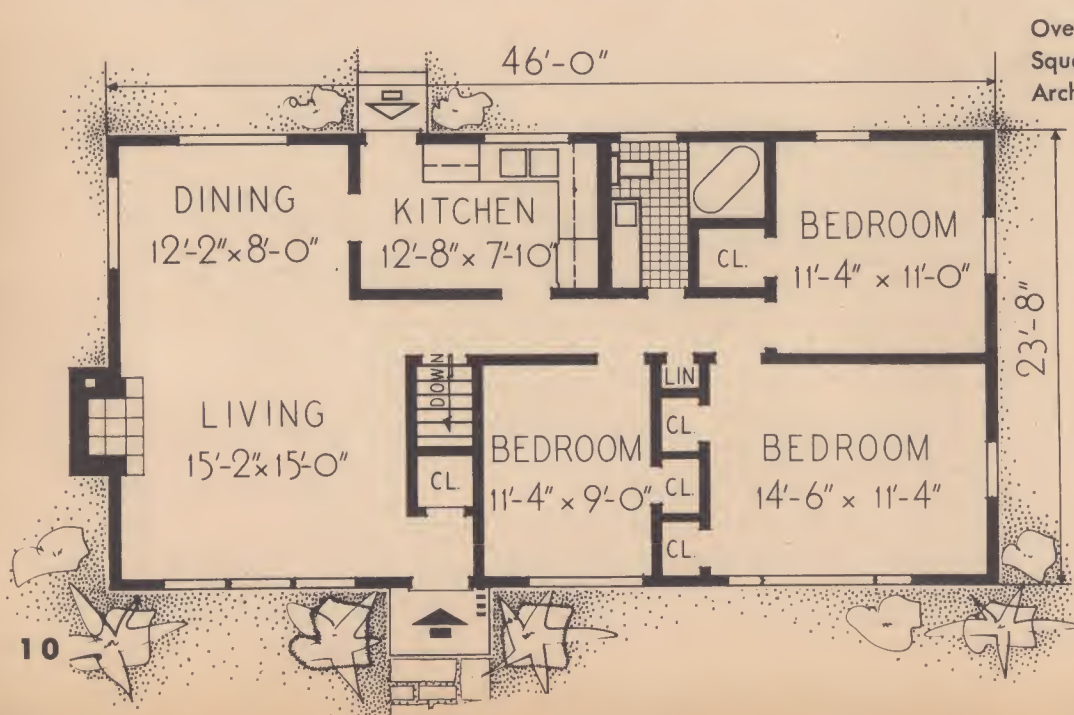


ARCHWAY PRESS, 117 W. 48, N. Y. 36

PLAN NO.
F-3309

OVERALL COMFORT • A real home—solid, compact and imaginative. From its wide picture windows to the functional weathervane the exterior boasts of intimate and attractive comfort. The roof overhang and the trellis at the door are two of the touches which indicate the attention to detail that has gone into the creation of this house. Inside, too, every detail for good living comfort is provided. The living room by itself is a huge square with a hospitable fireplace, but combined with the adjoining dining room it takes on unusual depth. Three

wonderful windows make this a luxuriously bright and pleasant area. Three bedrooms are further proof of careful planning. For instance, one has double exposure and a walk-in closet. Another, the master chamber, with two roomy closets and a large picture window, has double exposure as well. The third bedroom can be furnished with a sofa-bed and if you cut a door in from the foyer you'll turn it into a TV den, or guest room or study. A final touch is the kitchen, just as neat as a pin and as perfectly designed.



Overall Dimensions: 46' x 23'8".
Square Feet: 1,088.
Architect: Alwin Cassens, Jr.



ARCHWAY PRESS, 117 W. 48, N. Y. 36

CATER-CORNERED KITCHEN • There's a delightful air of individuality about this smart, two-bedroom Rambler. The low lines of the house are accented by the attached garage and the handsome, over-sized chimney. The unusual shape of the kitchen allows for the semi-circular dropleaf breakfast bar for informal dining. You'll welcome the convenience of the back door as well as the entrance from the foyer for true, center hall traffic benefits. The angle of the kitchen is reflected in the living and dining rooms, adding a sense of spaciousness. The door out to the sheltered porch behind the garage opens the way to summer living outdoors. Actually the whole

house is designed to let the outdoors in, with its many corner windows and the entire window wall at the front of the living room. The windows are the popular awning type, as illustrated. Two bedrooms and a bathroom open from their own hall insuring privacy and sleeping comfort that is rare for a house of moderate size. The bathroom features the twin-washbowl lavatory that means family convenience. Ten large closets afford generous storage space within house and garage. Note the attractive, covered pass-away from the garage to the front door, with a border of planting to brighten the view from inside and outside the house.

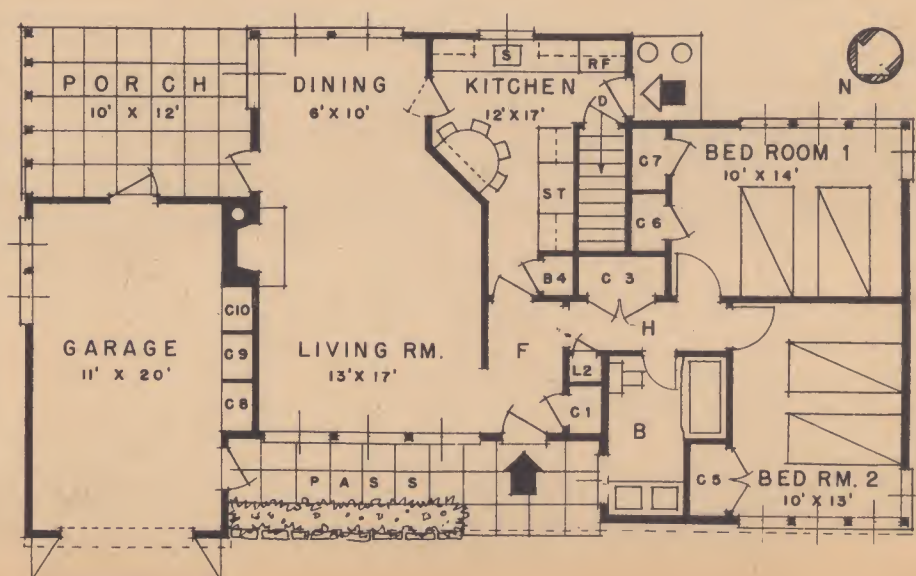
PLAN NO.
F-5229

Overall Dimensions:

41'4" x 31'8".

Square Feet: 1,100.

Architect: John S. Burrows, Jr.

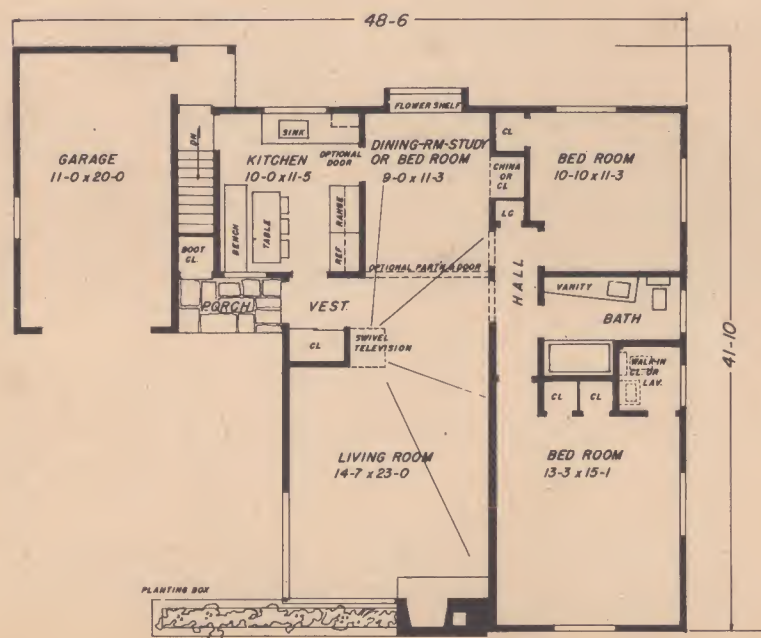




ARCHWAY PRESS, 117 W. 48, N. Y. 36

EVERY INCH A CHARMER • Real ranch house charm is built in here, in this truly versatile house. With its living room and fireplace wall facing the street to shelter your delightful front garden area, the doorway is set back off a flagstone porch for gracious hospitality. Don't miss the practical touch of a boot closet that opens out to the porch for easy storage of rain wear. From the front vestibule, every room can be reached easily. Adaptability is featured, with a spacious all purpose area to give you dining room, study, or third bedroom, all a simple matter

of partitioning. A lovely flower-shelf bay makes this area especially charming. The kitchen is a marvel of sunny, home-y efficiency, with real cross ventilation. Corner picture windows are decorator extras in the living room, and with the swivel television shelf the whole living-dining area can be thrown open for "television tonight". The two large bedrooms have lots of ventilation, and they share a super vanity-lavatory bathroom between. Some day you'll turn the master bedroom closet into a private lavatory to complete this truly beautiful home.

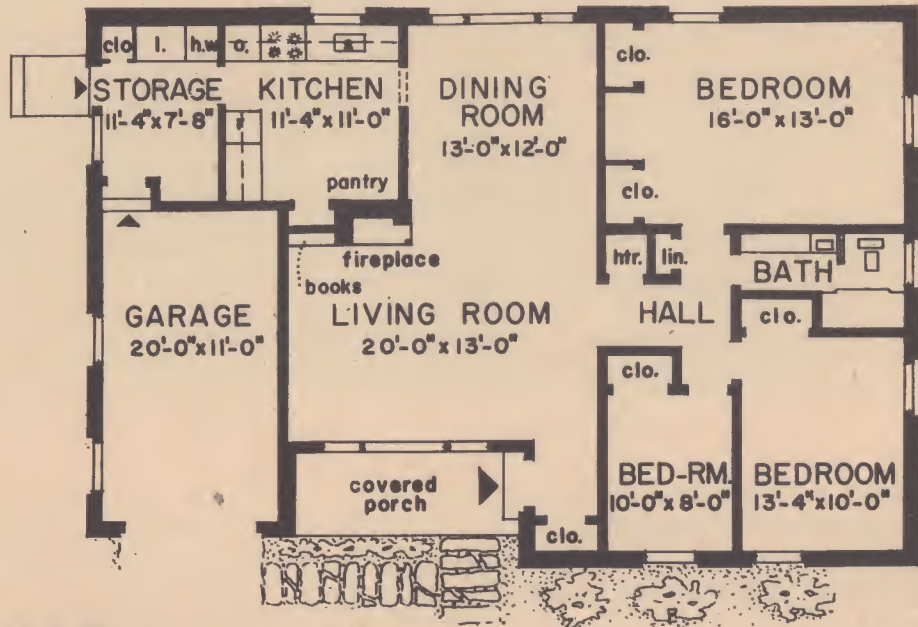


Overall Dimensions: 48'6" x 41'10".
Square Feet: 1,146.
Architect: Alfred H. Ryder.

RAMBLER FOR RELAXATION • Here's a home to star in a fashionable suburb or to grace wooded, country acres. Pleasing ranch lines are carried out to their best, while the garage is fitted in to the practical plan to keep the overall width to an economical footage. Built in brick, with smart, vertical boards to set off the stunning picture window, this home is loved in every area from the south and west, where the absence of a basement adapts so well, to the north and east where you may want to have your contractor add cellar stairs in the storage room, or garage perhaps. The luxurious L of the living-dining rooms finds a stunning focal point in the two-way corner fireplace flanked by ceiling-high bookshelves on one side. Wide-paned windows offer real cross ven-

tilation and suggest exciting drapery treatments to frame your views, front and back. The cheery kitchen arranges its utilities efficiently and offers many bonuses of work area and cupboard space, with a recessed pantry and a cozy corner set aside for a breakfast bar. It's wonderful to count on the adjacent storage room. whether you use it for utilities or for a laundry or indoor playroom den. The three bedrooms are family-comfort conscious and plenty of closets are planned. The bathroom is the newest compartment type, with its front section given over to a most attractive vanitory-lavatory for guest lavatory use.

Overall Dimensions:
51'6" x 35'8", incl. gar.
Square Feet: 1,147.
Architect: Herman H. York.



PLAN NO.
F-1544

ARCHWAY PRESS, 117 W. 48, N. Y. 36



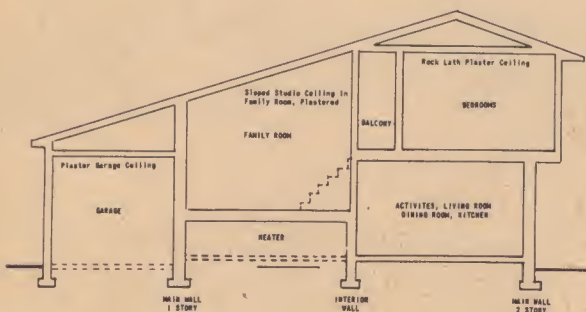


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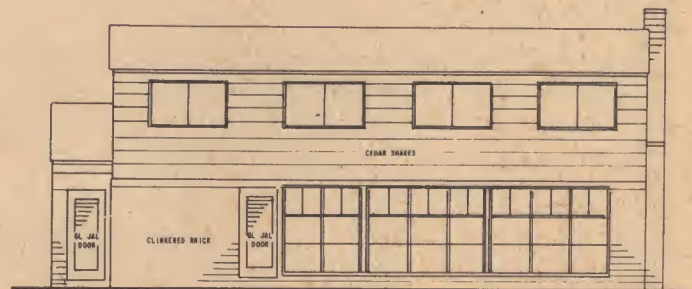
PLAN NO.
F-1650

BEST BUY SPLIT-LEVEL • The family room comes into real brilliance in this split level home. It serves as an additional living room, just 5 steps up from the spacious entry foyer, and frees the main activities area (living and dining rooms on the entry level) for entertaining in privacy. There are copper-hooded fireplaces in both areas, with raised hearths, for charming, focal centers. A cool patio opens from the activity area and the view through the window wall is stunning. Kitchen and utility room are in this first level also, with every newest feature to give Mother all the leisure she wants. Note the breakfast bar, the easy-reach wall oven with table top

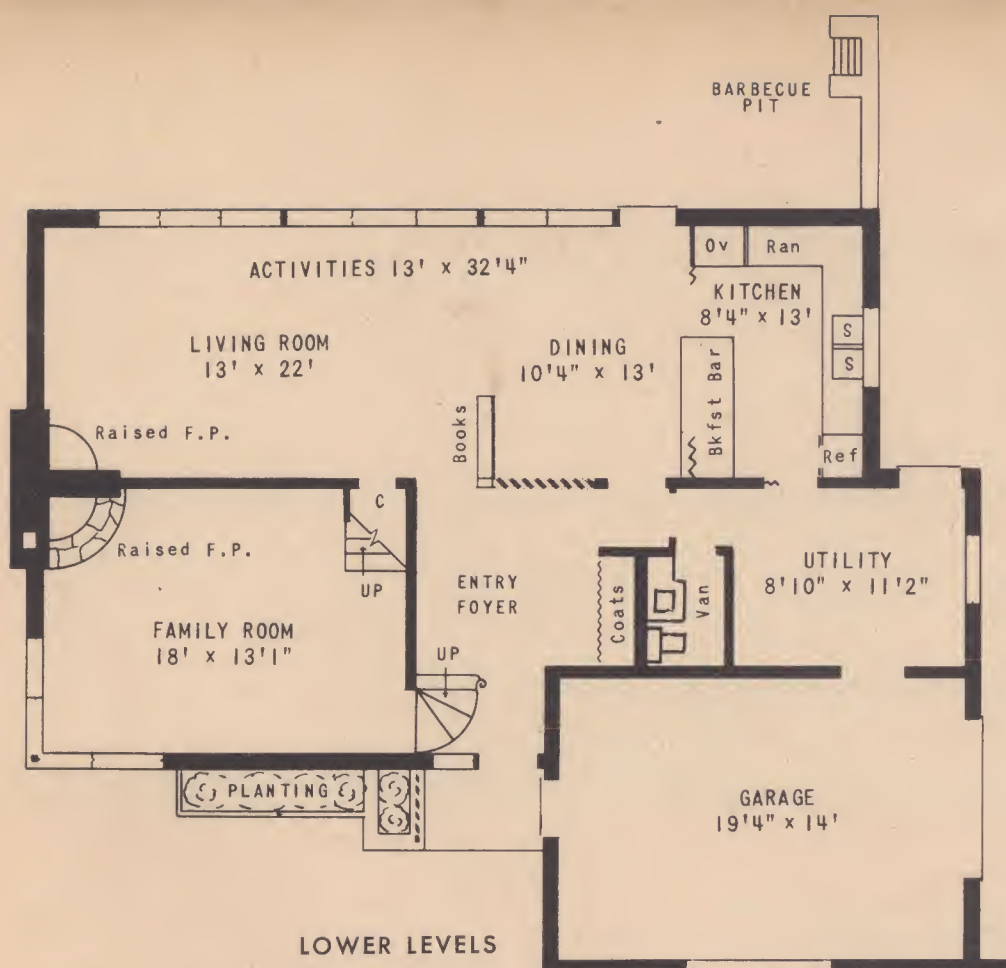
burners adjacent, double sinks and loads of work space. In the utility room there's a well-ventilated laundry area as well as storage and space for hot water heater. Furnace is under crawl space, using the same chimney assembly as the fireplaces. A service door means easy handling of supplies and traffic. The half-flight of steps up from the family room leads you right to the four wonderful bedrooms on the balcony level above, all to the garden side for quiet and privacy. Each section of the combined playroom-two bedroom area has its own door to the foyer, with a huge, sliding-door wardrobe in each. The master bedroom is a spacious, airy chamber, with its own



COMPOSITE WALL SECTION



REAR ELEVATION



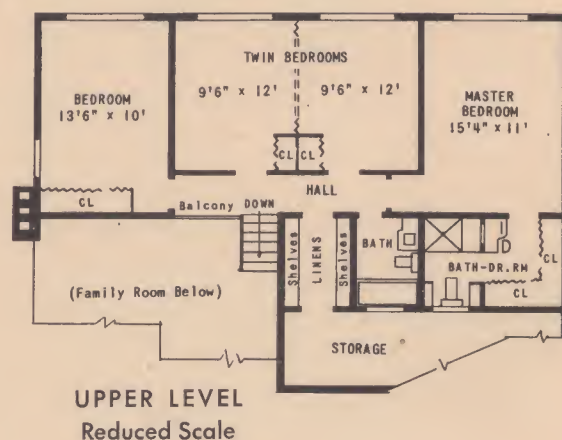
dressings room, built-in vanity, two walls of closets and private bathroom adjacent. The family bathroom is back-to-back, and offers a vanity for the younger members. (There's a powder room lavatory on the lower level, too.) The fourth bedroom has cross ventilation, excellent wall space, and almost 8' of closet wall. Relax before the fireplace in the story-and-a-half family room, and thank your lucky stars that your own dream house really came true—especially since this engineered home has been estimated, in one area, to be built at less than \$15,000. And that's for about 2,000 square feet of usable area!

Overall Dimensions: 46'8" x 28', excluding garage.

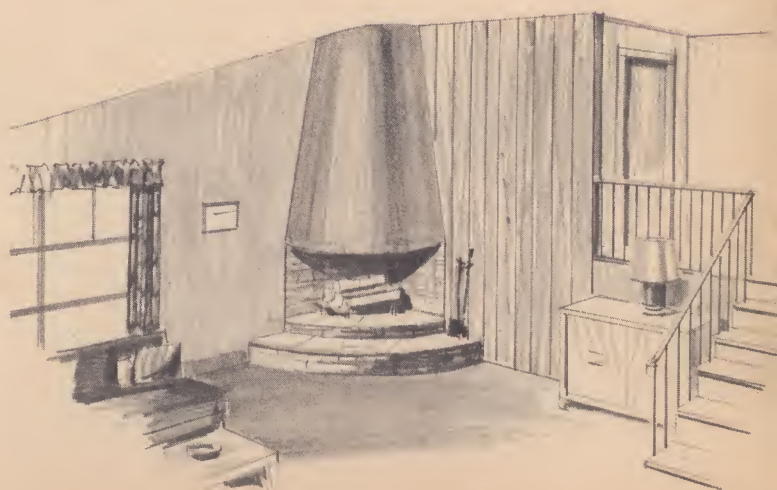
Square Feet: Activities Level: 960;

Family and Bedroom Levels: 1,000.

Architect: Gilbert D. Spindel, P.E.



Contemporary yet heartwarming is the copper-hooded fireplace in the family room. The striking window is glimpsed at the side, and the stairway to the bedroom level is at the right.



ONE-LEVEL LIVING shines at its best, here, in this popular 3-bedroom home. Your first glimpse of the exterior is a luxury ranch look, yet there are economy features that make this house easy to build on a budget. Just for example, there's back-to-back plumbing for kitchen and bathroom, and a super closet in the front bedroom that

could be made into a private shower and lavatory for the master room when finances permit. You'll still have plenty of closet space here with the sliding-door wardrobe closet at the other end. The back porch, easily reached from dining room and kitchen, is well shielded by the garage, and makes an indoor-outdoor dining area

possible. Note how the dining room takes advantage of the garage abutment for a wider sweep for the whole area, and the kitchen is the gainer too, in wonderful work space and room for a snack bar for informal mealtimes.

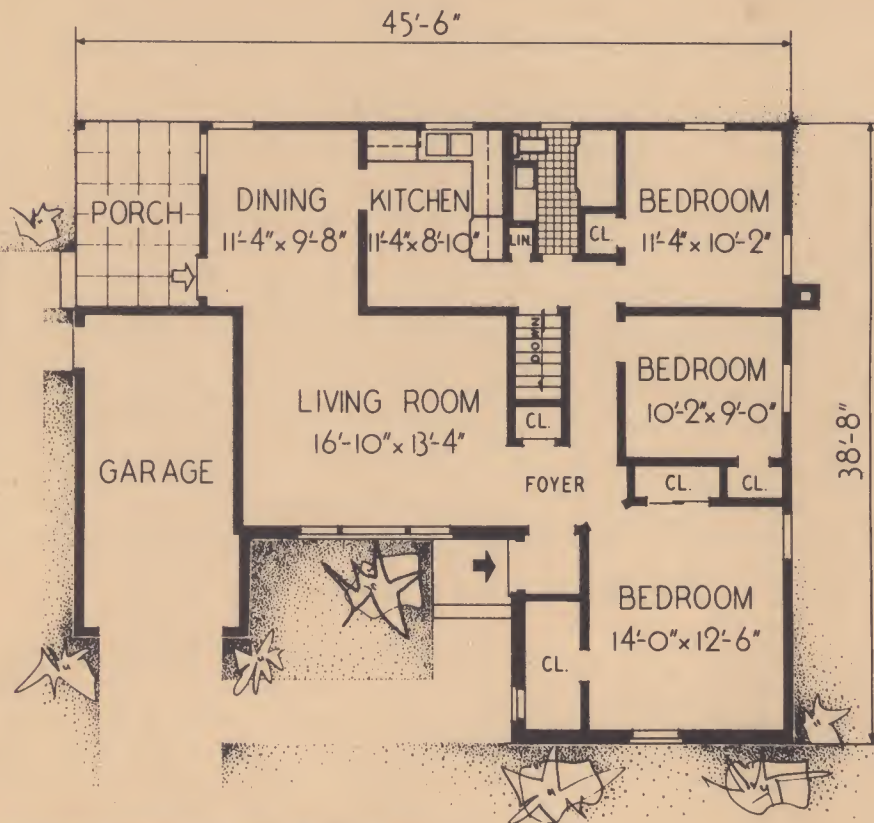
Overall Dimensions:

45'6" x 38'8".

Square Feet: 1,160.

Architect:

Alwin Cassens, Jr.



PLAN NO.
F-3350

ARCHWAY PRESS, 117 W. 48, N. Y. 36





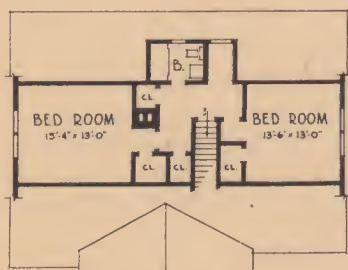
ARCHWAY PRESS, 117 W. 48, N. Y. 36

PAMPERED LIVING • The warm-hearted exterior charm of this expansion house flows right on inside through the covered entry into the wide foyer. Brick planting boxes come indoors to serve as a decorator note at the living room door with the practical purpose of keeping out drafts, too. The awning-windowed corner at the front of the lovely living room is one of several happy furniture groupings, with another across the room at the cozy fireplace. Almost square, the country kitchen behind makes use of the fireplace wall for a warm red

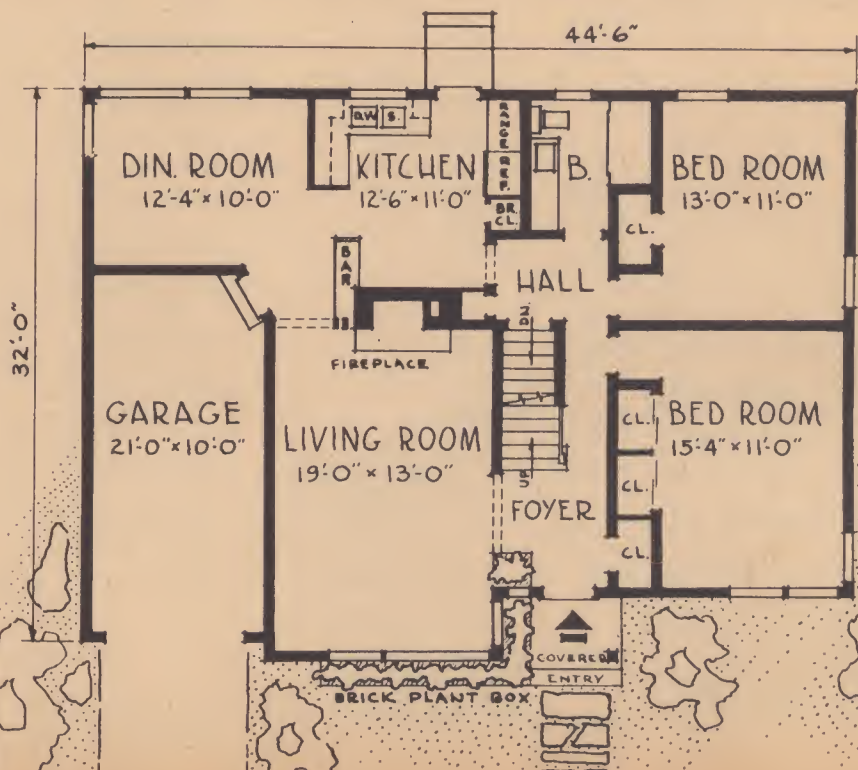
brick background to its sunny, efficient work area. A bonus of good living is the dining room behind the garage, square feet plus for family and formal meals with 11' of corner windows. Breakfast or snack space for the whole family is provided around the bar. Downstairs, double exposures make the two bedrooms airy and comfortable and when you finish the expansion attic above, this will be a four-bedroom house with two full bathrooms. A total of 11 closets and full basement storage give wonderful putaway space for this home.

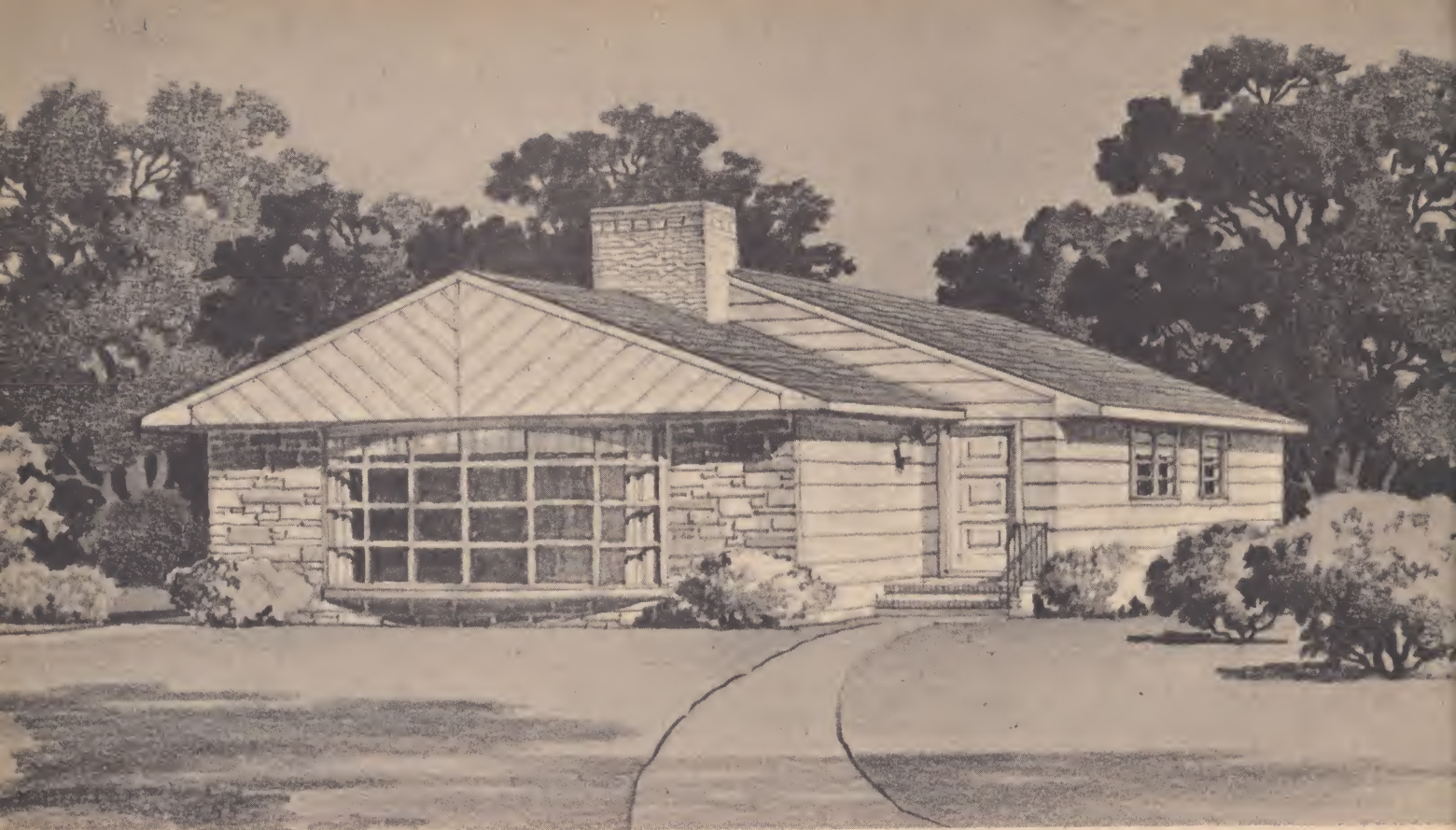
PLAN NO.
F-4560

Overall Dimensions: 44'6" x 33'.
Square Feet: 1,162 (1st floor).
Architect: Herman H. York.



FUTURE SECOND FLOOR
Reduced Scale





ARCHWAY PRESS, 117 W. 48, N. Y. 36

PLAN NO.
F-1652
COVER
FEATURE

ADAPTABLE TO A MINIMUM LOT • This striking home was designed to fit on either a narrow lot, or a wide one. If your lot is no more than 37 feet, you still have clearance of 12', usually more than enough for any area. The clever exterior puts the emphasis on field-stone, V-jointed siding and sparkling glass areas at the front, for a most attractive introduction to a wonderful house. As you enter, there is a pleasant foyer, separated

by a wrought iron rail and the back of the fireplace from the living room proper. Notice what wonderful circulation is achieved—you can reach the living and dining rooms, the kitchen, the bedrooms, the bathroom and the stairway to the cellar—without turning the living, service or sleeping rooms into a corridor. This is especially desirable when there are young children in the family, especially if it's hard to convince them that the back door should be used to come into the house. There is a "back" door, too, of course, opening to the kitchen, with a counter top right handy to set down your packages. The dinette corner will take a built-in unit to its heart. A sliding door is a great convenience leading into the dining room, since, when it is closed, there is complete privacy from the kitchen, and an unbroken wall effect on both sides. The spacious, L-shaped entertaining area measures almost 20' in both directions, with the flagstone fireplace a focal point for both living room and dining room. A charming, curved bow window is at the front, and a glamorous picture window at the side. Three smart bedrooms, bathroom and master lavatory and 6 super closets complete a perfect gem of a plan for a narrow lot.

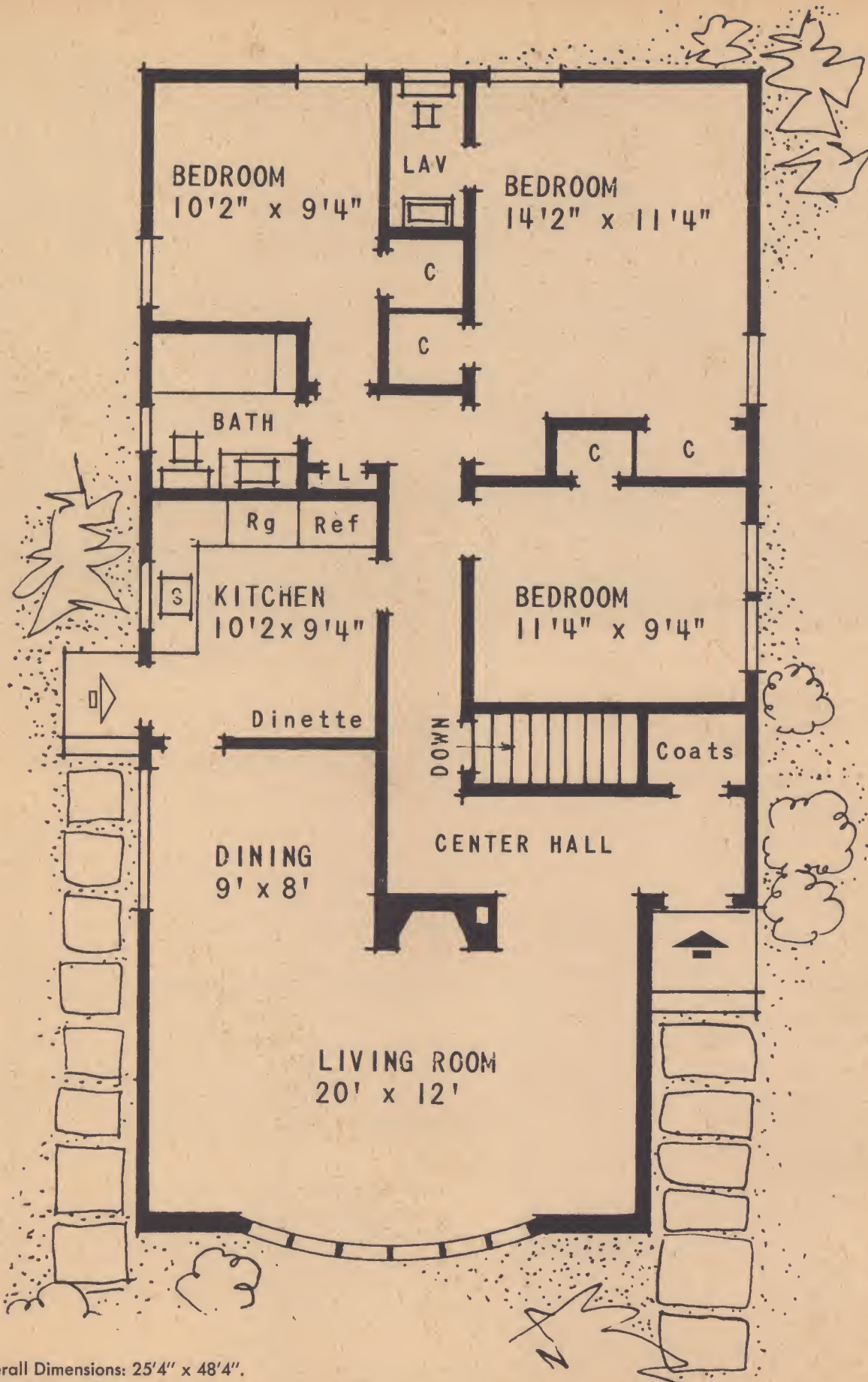
Overall Dimensions: 25'4" x 48'4".

Square Feet: 1,100.

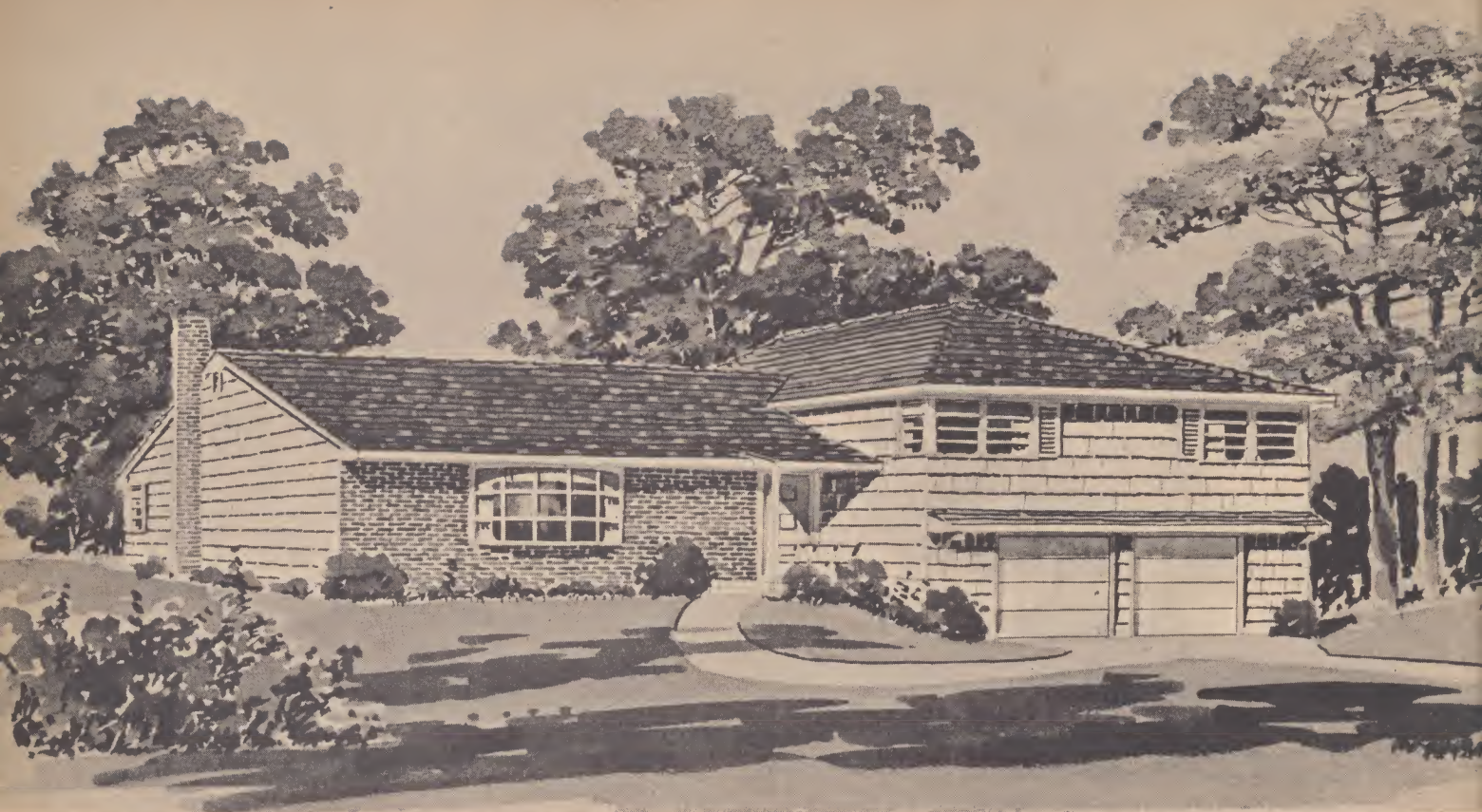
Architect: Lester Cohen.



A view across the 20' living room, highlighting the bow window and fireplace.



Overall Dimensions: 25'4" x 48'4".
Square Feet: 1,100.
Architect: Lester Cohen.



ARCHWAY PRESS, 117 W. 48, N. Y. 36

PLAN NO.
F-1506

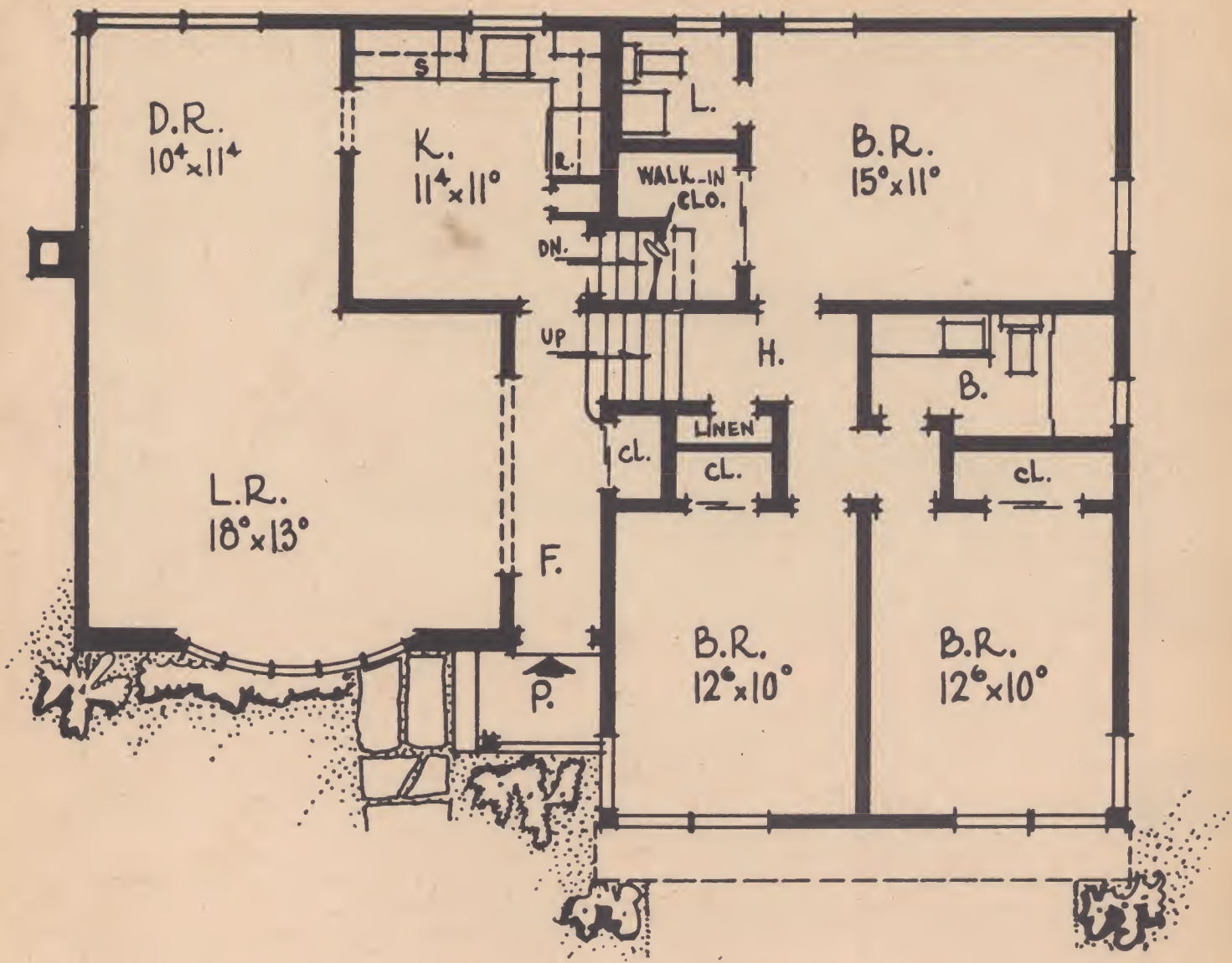
THRIFTY TRI-LEVEL • Why is the split level home so popular today? Here is a home that gives at least ten answers.

1. You have a 7 room home (1250 sq. ft.) on a lot that need be no larger than 60'.
2. Real center hall convenience is featured, with just a step from the front foyer to the bedrooms one-half flight above, or back to the kitchen.
3. Living level includes a handsome living room-dining room "L", 24' along one side and 18' along the other graced by a stunning bow window at the front and corner picture windows at the back.
4. "Service with a smile" is the keynote of the kitchen, smartly square, with its equipment tucked into an easy L-shaped arrangement for step saving. A broom closet is a plus, and just a half flight down you reach the recreation room with laundry level below.
5. Six easy steps up from the foyer to a bedroom hall for perfect privacy for three large bedrooms. Note that each one has cross ventilation. The master suite has its own dressing room closet.
6. A full family bathroom has a stunning vanitory, and there's the private lavatory for the master chamber, too.
7. A super spacious two-car garage on the lower level.
8. Family-planned storage, with six superior closets just where you need them.
9. The lower level recreation room—the perfect extra room for the whole family. Turn it into television den, rainy day play room, teen age party area, study, junior living room, home movie center or anything your own family chooses.
10. You have all this within the most convenient, loveliest, and easiest-to-own home that combines all the best features of ranch, Rambler, and two story plans to give you the most for your building dollar.

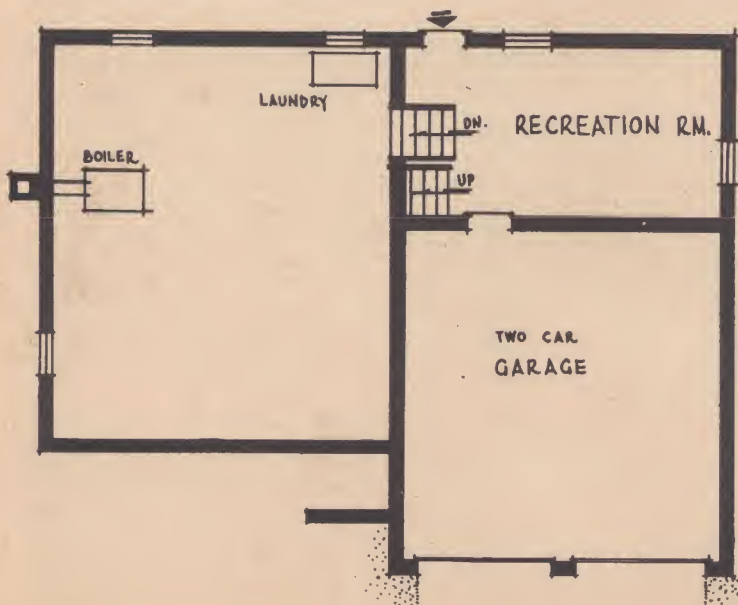
Overall Dimensions: 43'4" x 32'7".

Square Feet: 1,250, excluding recreation room.

Architect: Herman H. York.



UPPER LEVELS



LOWER LEVEL
Reduced Scale



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PLAN NO.
F-3328

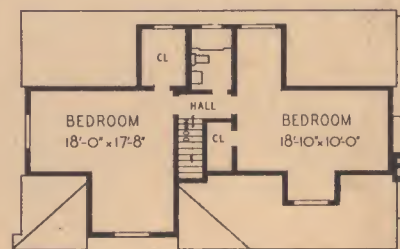
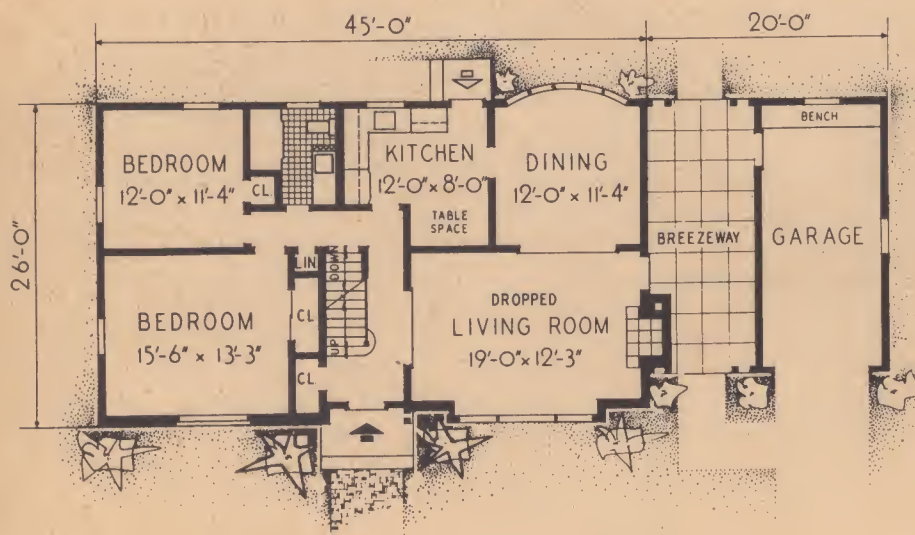
LARGE BEDROOMS FEATURED • Here is an expansion house that will please everyone in the family, from Grandmother to Junior. Two of the four bedrooms are planned upstairs—simply tremendous, with closets to match. Completing this area is a tiled, full bathroom. On the lower floor, each bedroom occupies a corner of the house and profits from cross ventilation. The bay window in the dining room is truly beautiful, and functional too, for a wealth of sun and air. Notice the excel-

lent table space in the well laid out kitchen. Entered either from the dining room, foyer, or breezeway, the living room, one graceful step down, is more than impressive, with a picture window in the best contemporary style, and a gracious fireplace is reminiscent of all that is traditional in family life.

Overall Dimensions: 45' x 26', excl. b'way and garage.

Square Feet: 1,170 (1st floor).

Architect: Alwin Cassens, Jr.



SECOND FLOOR
(Reduced Scale)

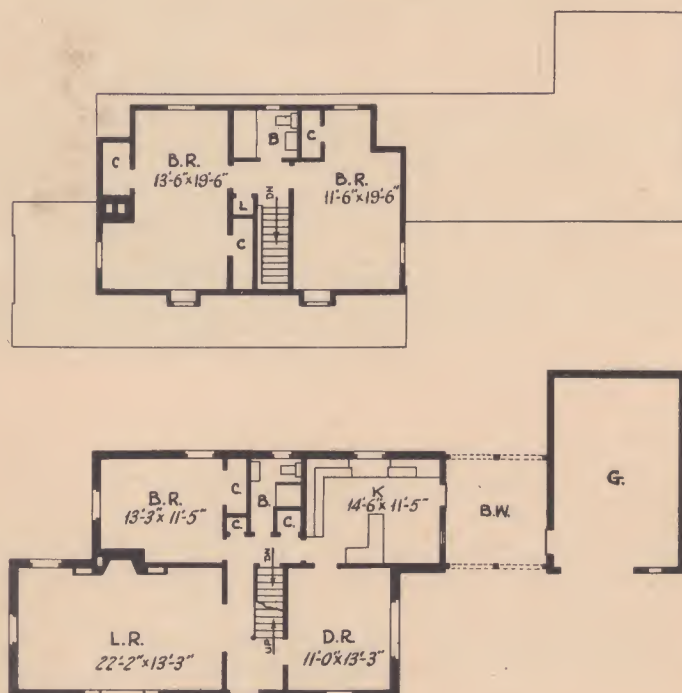
COLONIAL—FOR CHARM • True Colonial charm combines with ranch house livability in this delightful story-and-a-half house, with a wonderful intimacy that spells home. Though this style is best loved in New England, every section of the country welcomes the trim, lovely plan, and adapts it to its own area. Three exposures in your living room offer sunny, airy comfort. A striking stone fireplace is perfectly proportioned and its importance in the room is enhanced by open shelves at either side. Across the hall there is a complete dining room with cross ventilation, too. The kitchen at the back has delightful dining space, with a view of the breezeway

and garden. The downstairs bedroom (or library, study, or office) is a complete unit, with adjoining shower-lavatory convenient off the back hall, and on the floor above, two huge bedrooms share a second bath. Thus you can count on three bedrooms and two baths with the downstairs bedroom the perfect answer for an older member of the family, in this family favorite home.

Overall Dimensions: 47'4" x 26'10",
excluding breezeway and garage.

Square Feet: 1,150 (1st floor); 740 (2nd floor).

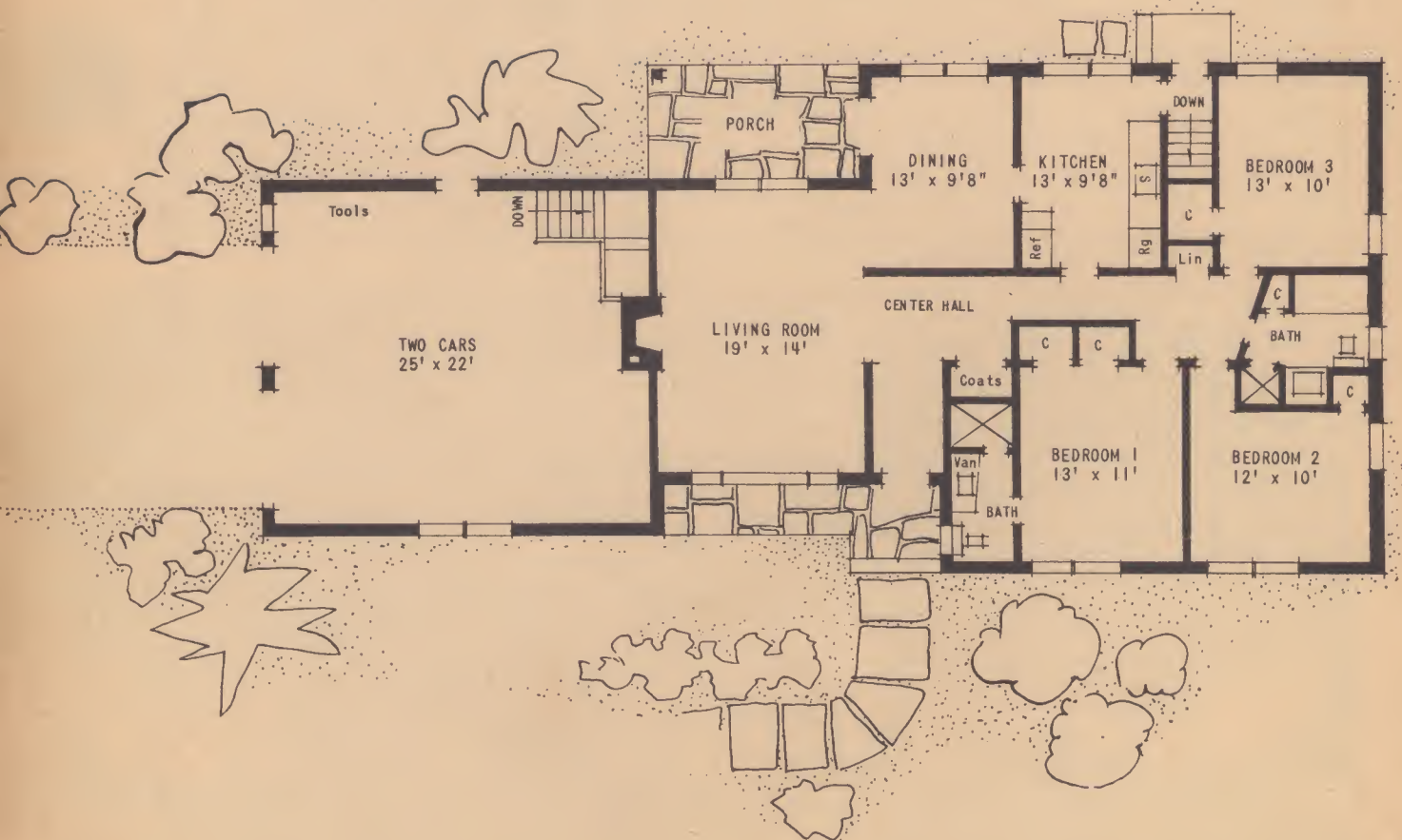
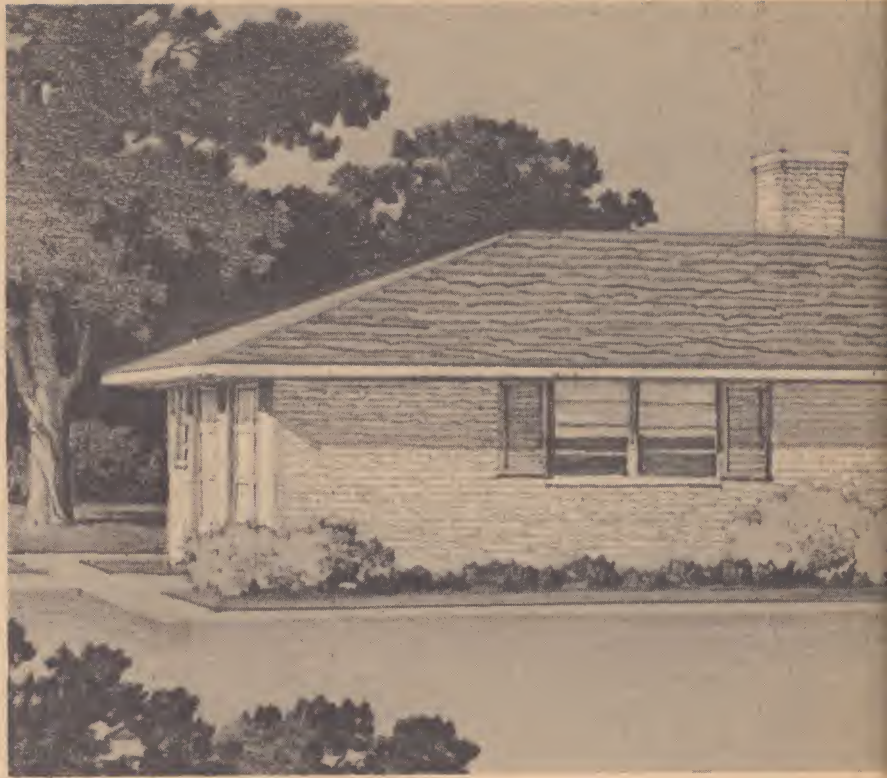
Architect: Norris F. Prentice.



PLAN NO.
F-5349

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ARCHWAY PRESS, 117 W. 48, N. Y. 36

CHARM INCORPORATED flows through every area of this wonderful home. The exterior is particularly lovely, finished in brick with a smart contrast of fieldstone around the living room picture window. The proportions of the house are excellent, too, with the king-sized double garage at one side and spacious bedroom wing to the other. A real vestibule leads into the entry foyer, affording double protection to the living room. All major rooms can be reached without crossing through the important living areas, and this means the convenience of center hall planning throughout. The living room goes through from front to back, with picture windows shielded at the front by the flagstone porch at the entrance, and at the back the view takes in the flagstone porch and garden beyond. A handsome stone fireplace suggests cozy furniture groupings and casual furniture placement. The dining room opens through a wide arch, and here the spacious feeling is enhanced by the view

windows at the back and the door to one side that opens to the porch for summer evenings. A sliding door to the kitchen is a spacesaver idea. The kitchen dimensions are planned to give a good-sized work area and a comfortable spate is provided, under picture windows, for a dining nook. A back vestibule is a great convenience. First, it shields the kitchen and second, you can reach the cellar stairs without coming through the house at all. The master bedroom has a closet that is almost 9' wide, and with its own stall shower lavatory, forms a complete suite for the parents. Each of the other two bedrooms has cross ventilation, and the walk-in closet in the back bedroom is a honey. The family bathroom has the extra convenience of both a tub and stall shower, and the angled linen closet just inside the door is a wonderful storage feature. The basement stairway is in the garage, and the extra storage of both garage and cellar can thus be integrated.

PLAN NO.
F-1653

Overall Dimensions: 75'6" x 34', including garage.
Square Feet: 1,320.
Architect: Lester Cohen.

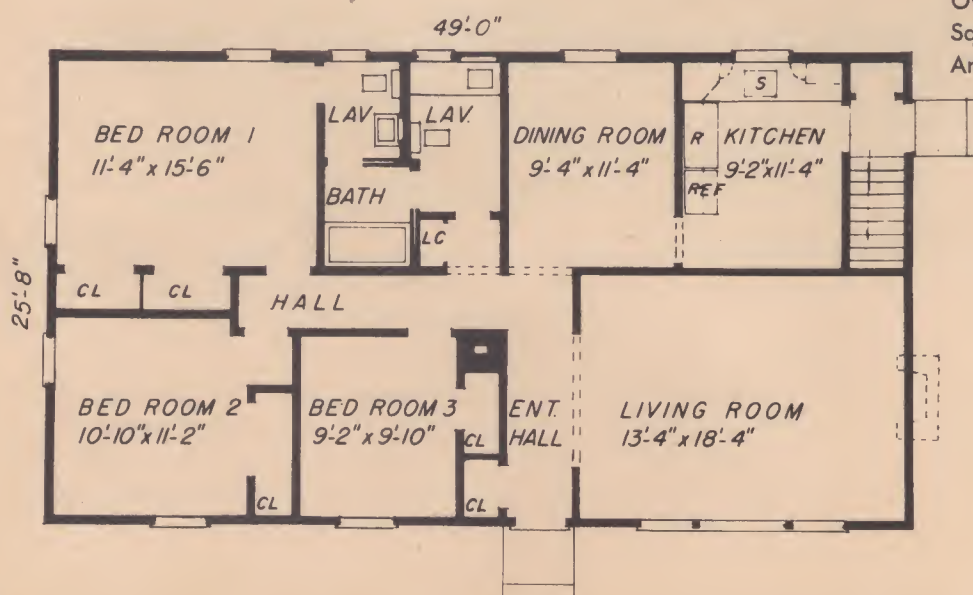


ARCHWAY PRESS, 117 W. 48, N. Y. 36

PRACTICAL RANCH HOME • Thrift and charm go hand in hand in this ranch house that's as smart to look at as it is to own. One of the best of the economy features is the bathroom layout where little more than the cost of installation for one bathroom gives you the facilities of two-and-a-half baths. That's real luxury in home of this size. See what clever planning can do: from the entrance hall you can go right in to the guest lavatory, past a linen closet at the door, where you will find a smart, full width vanity-lavatory and toilet fixture. Beyond the sliding door there's a bath alcove that can be closed off for full privacy; and through the second sliding door at the back, a second complete lavatory for the master bedroom. All three bedrooms make the most of super, sliding-door closets, each double-sized. The master bedroom has two huge closets all to itself, and it's a room whose comfortable size, cross ventilation and well-plan-

ned layout make sleeping a joy. Twin beds will fit nicely in the second bedroom, and bedroom 3 can be furnished with a sofa bed or double bed couches for multi-use as a study or den. While a back vestibule is a good extra feature, this one is especially practical. It shields the kitchen from drafts, leads to the cellar stairs and adds an all-important closet for storage of rainy weather wear if you choose, or for pantry supplies, brooms, cleaning equipment or garden tools. The kitchen is a true-step-saver, with all appliances arranged in an easy "L", allowing space in one corner for a breakfast nook. In addition, for other meals or entertaining, the dining room has a comfortable quality that we associate with true hospitality. It's a good-sized room and the wall space is excellent. The living room has a full-view picture window to overlook the front garden and if you want to add a fireplace, dotted lines in the floor plan indicate a practical location.

PLAN NO.
F-1539



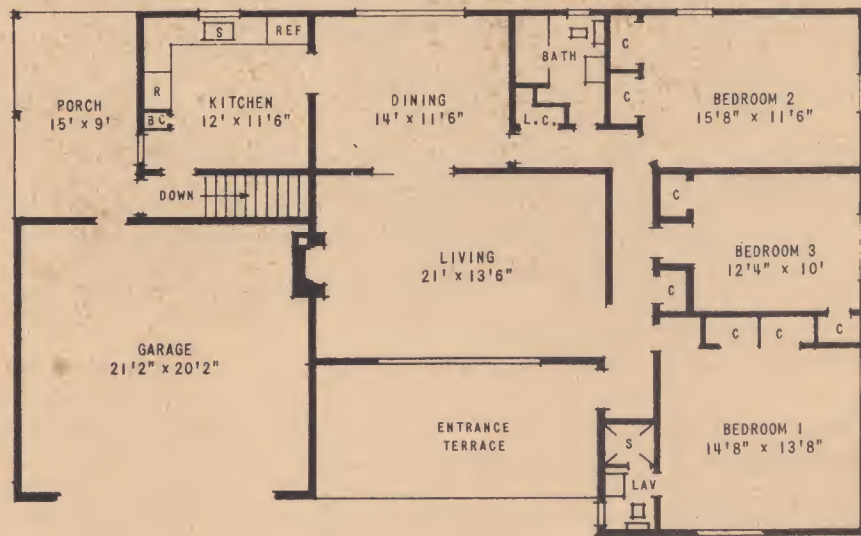
FEATURING SPACIOUS LIVING • For those who like a house large enough to really move around in, and for folks who want additional space for gracious living, here is "spacious living" personified. All of the three bedrooms are master-sized and the closet storage in each is remarkable. The master bedroom boasts of a private lavatory with Hollywood stall shower. Good ventilation is planned for each chamber. This is a true center hall house, offering privacy for every area. The broad entrance terrace that welcomes you outside leads into a cozy vestibule, and to the left is the living room, particularly spacious. A smart picture window looks out onto the terrace and front garden, and the striking stone fireplace is a handsome note in this distinctive room. A sliding

door sets off the dining room at the back, affording full privacy at dinner, or when open there is a 25' vista between living and dining room picture windows. The kitchen is almost square, and enjoys two exposures for year round comfort. Note the broad expanses of counter work spaces, and there's a maximum of cabinets as well as a broom closet. Your breakfast nook will fit nicely into the convenient corner. The roofed porch just off the back door invites outdoor meals, and also offers sheltered access from the garage to the kitchen and to the cellar stairs—excellent circulation for service areas. A deep, L-shaped closet provides super linen storage just outside the family bathroom. Truly distinctive, this roomy ranch house has just about everything you want in your home.

Overall Dimensions: 62' x 39'.

Square Feet: 1,350.

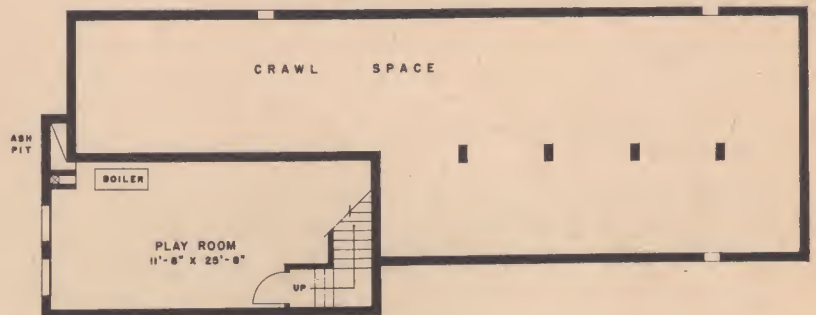
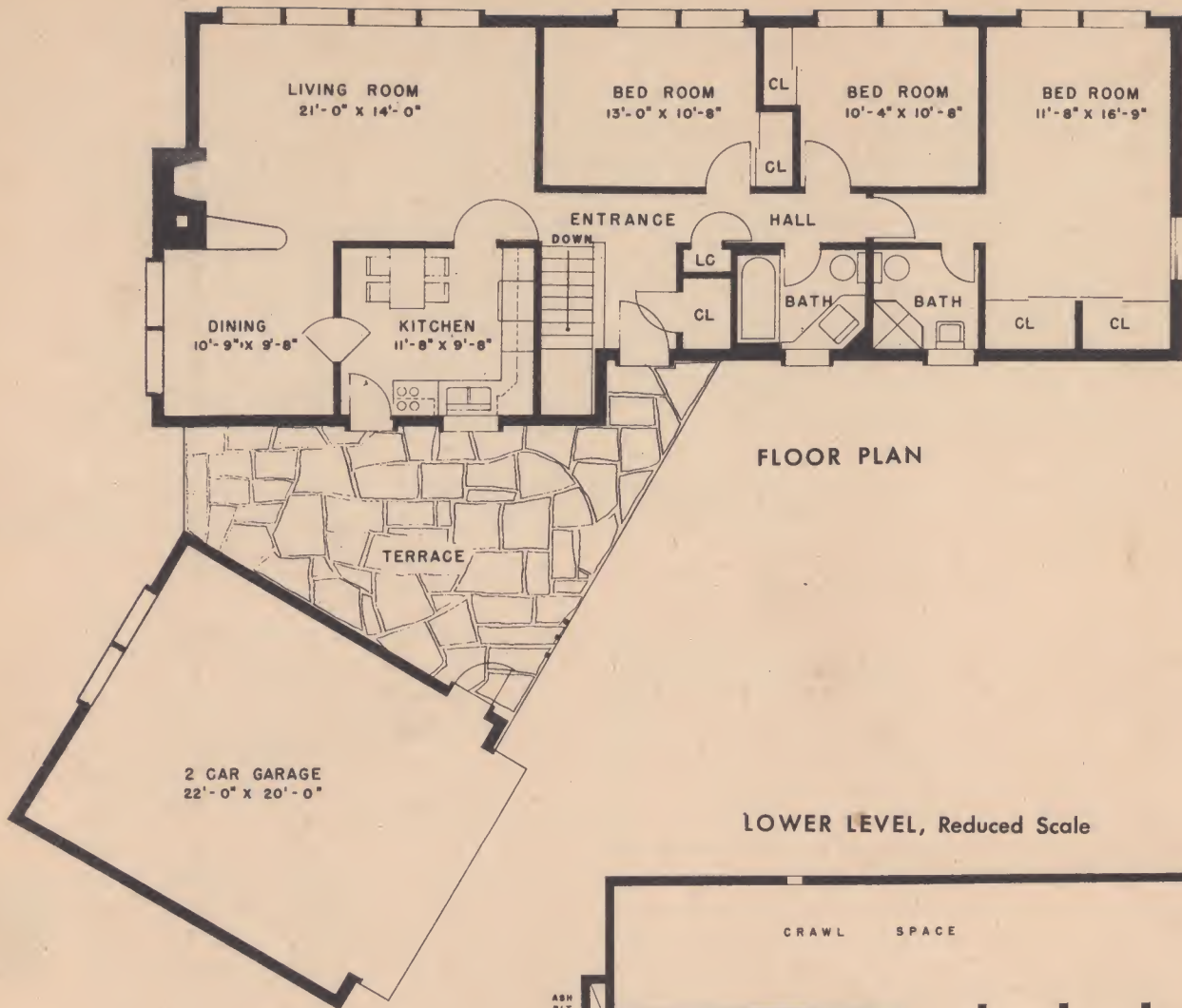
Architect: Lester Cohen.



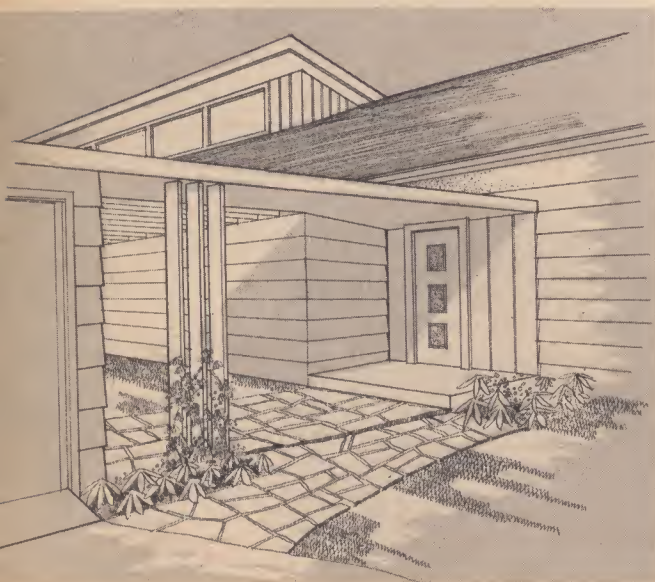
PLAN NO.
F-1550

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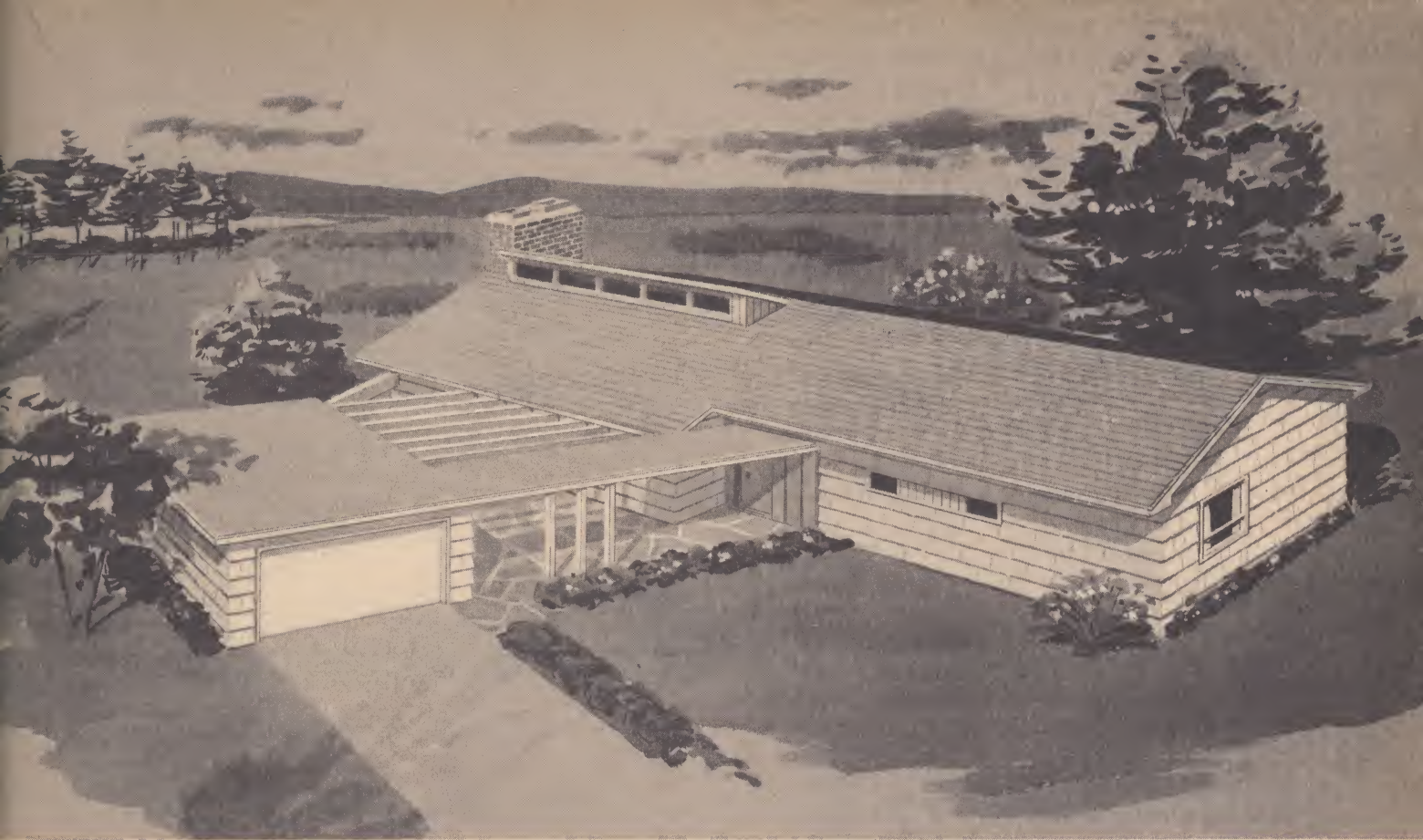




Overall Dimensions: 24'7" x 60',
exclusive of terrace and garage.
Square Feet: 1,300.
Architect: Caleb Hornbostel & Associates.



A closeup of the distinctive doorway, sheltered walk from the garage, and the high, bright clerestory windows above.



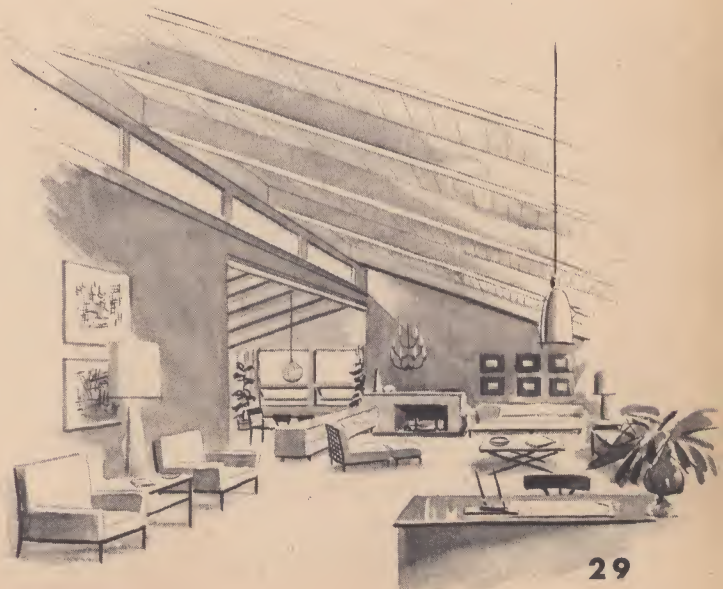
ARCHWAY PRESS, 117 W. 48, N. Y. 36

COUNTRY CLUB CONTEMPORARY • Designed to take the best advantage of a magnificent bay view, this striking ranch plan adapts to mountain, lake or suburban area, and it will be a conversation piece wherever you build. The angle of the double garage serves to shield the front entrance and turn it into a perfectly private outdoor living center, with a convenient entry into the kitchen as well as into the entrance foyer. Note the ease with which you can reach all zones without tracking through any major one. The kitchen is a marvel of work-day ease, and space is allowed for a dining nook. In addition there is the full dining room to the side, and set off by an island counter and deep fireplace, there is a stunning living room at the back with its full window wall to capture the views. All three of the bedrooms have windows opening to airy vistas, too, and there is a closet wall between the children's rooms for super storage. The master suite takes the whole right side of the sleeping area, with two exposures and a full wall of double

closets all to itself. The two bathrooms are back-to-back for greatest economy, one to serve the family, and with its corner vanity to act as a guest lavatory, and the other completely private off the entry to the master suite, complete with stall shower. In addition to the living luxury here, a stairway just off the kitchen and entrance foyer leads down to the play room and heating space. Thus you find that you can have an extra recreation room that is more than 25' wide to add the informal living space that is so important to family living today.

PLAN NO.
F-1654

Today's accent on space-making rooms is at its best in this lovely living room with its contemporary fireplace on the far wall and a glimpse of the dining room too. The clerestory windows add exterior and interior interest.



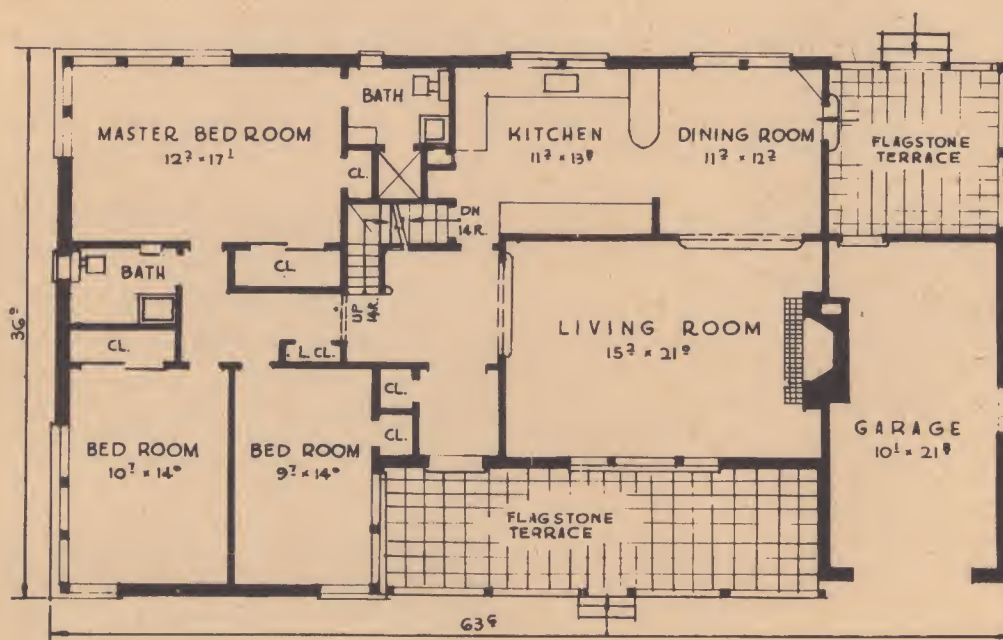


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CORNER WINDOW WIZARDRY • If you're building on a budget and still want the best in good living, here's a wonderful house for both. For sheer sleeping comfort, you can't beat the three bedrooms, each good-sized, and with corner windows featured. Two medicine cabinets are extras in the family bathroom, and the master bedroom enjoys the private lavatory with its stall shower and built-in vanity. Although the dining room can be screened from the kitchen for company dinners, left open, there's a 25' expanse. And don't miss the built-in

corner china cabinet near the door to the screened terrace. The living room, dropped one step, is a lovely area for leisure hours around the tiled fireplace hearth. A handsome picture window overlooking the flagstone front porch is a wonderful asset, too. At the side, the attached garage adds width to the look of the exterior and with a door out to the terrace, and on into the house, there's no wet weather problem. A lovely curving stairway is in to lead to the expansion attic for extra convenience and more room when you need it.

PLAN NO.
F-4309



Overall Dimensions:
63'6" x 36'.
Square Feet: 1,400.
Architect:
Leo Stillman.

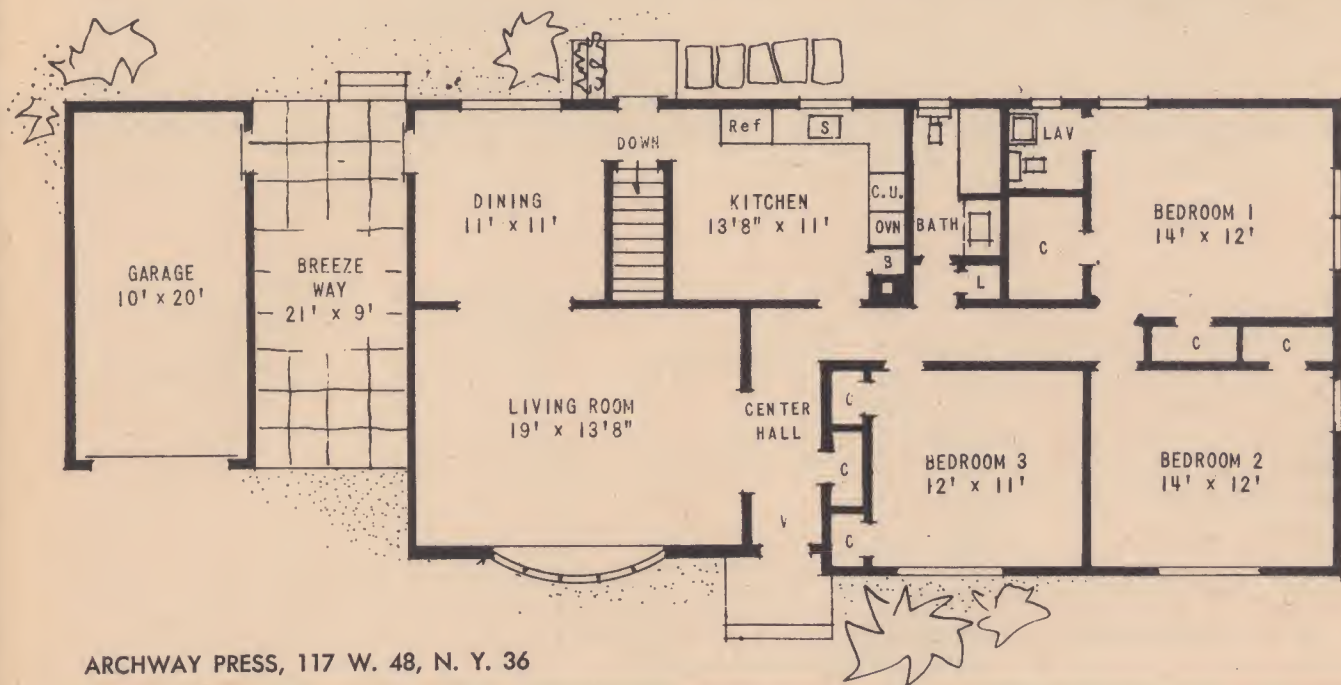
OPEN HOSPITALITY • It's not only the exterior of this house that is attractive and welcoming. The plan within is even more so. For the hospitable family that loves to welcome guests and make them feel right at home, the spacious living room is a "must". There's true welcome here, in this graciously proportioned room, with its inviting window seat at the deep bow window and perfect wall space for furniture arrangement for cozy comfort. The wide arch at the back helps to blend the areas of dining room and living room into a magnificent "L", and through ventilation, front to back, adds pleasant weather all summer long. The moment spring comes, the sheltered breezeway turns into your outdoor living room, and you may want to enclose it to add a year round sun room at little extra cost. It affords a

covered way from the garage, too. The back entry is as convenient as possible, opening to the kitchen, dining room or to the basement stairs. The homelike kitchen puts mother's comfort first, with well arranged utilities and counters, plus the newest counter-top range, and wall oven at eye level. Economy puts the bathroom adjacent and the master lavatory is right on the same line next to it. One of the two closets in the master chamber is of dressing room proportions, and the other two bedrooms are supplied with large closets of their own. There is center hall convenience, family comfort and charm in this fine home.

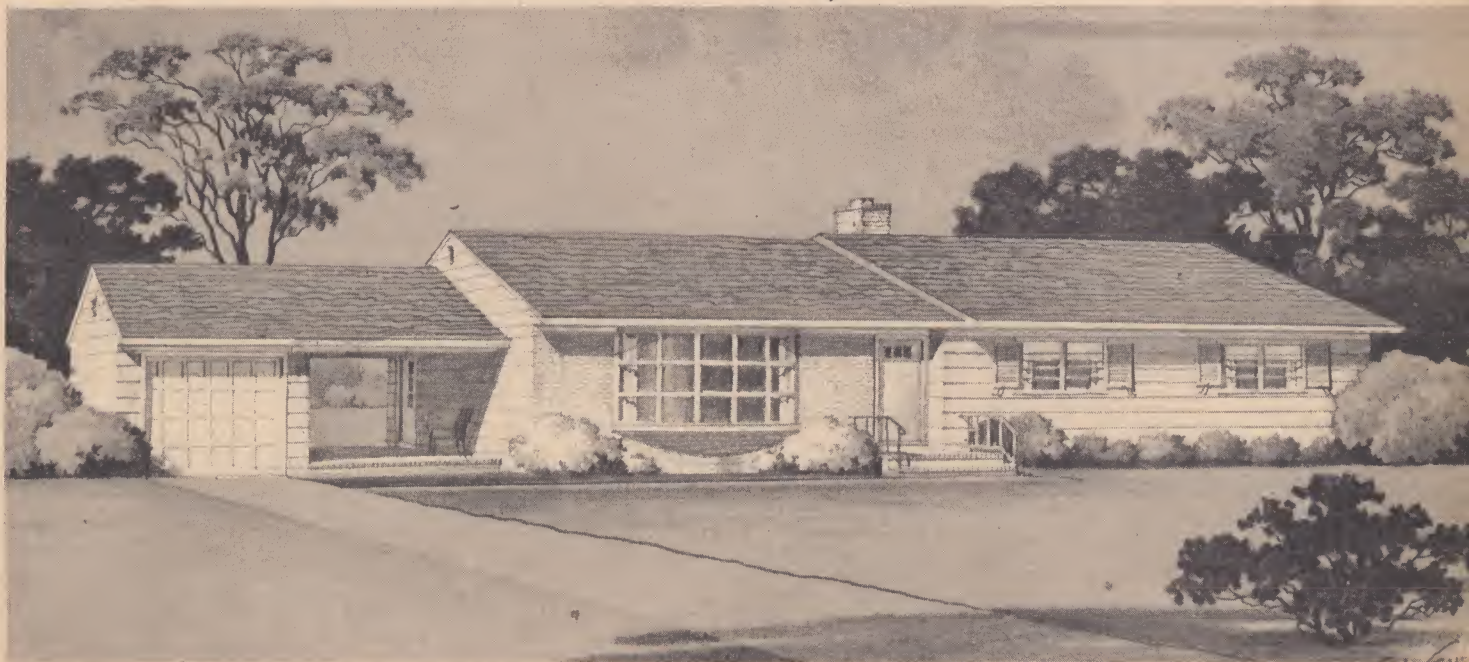
Overall Dimensions: 74' x 27', incl. breezeway and gar.

Square Feet: 1,458.

Architect: Lester Cohen.



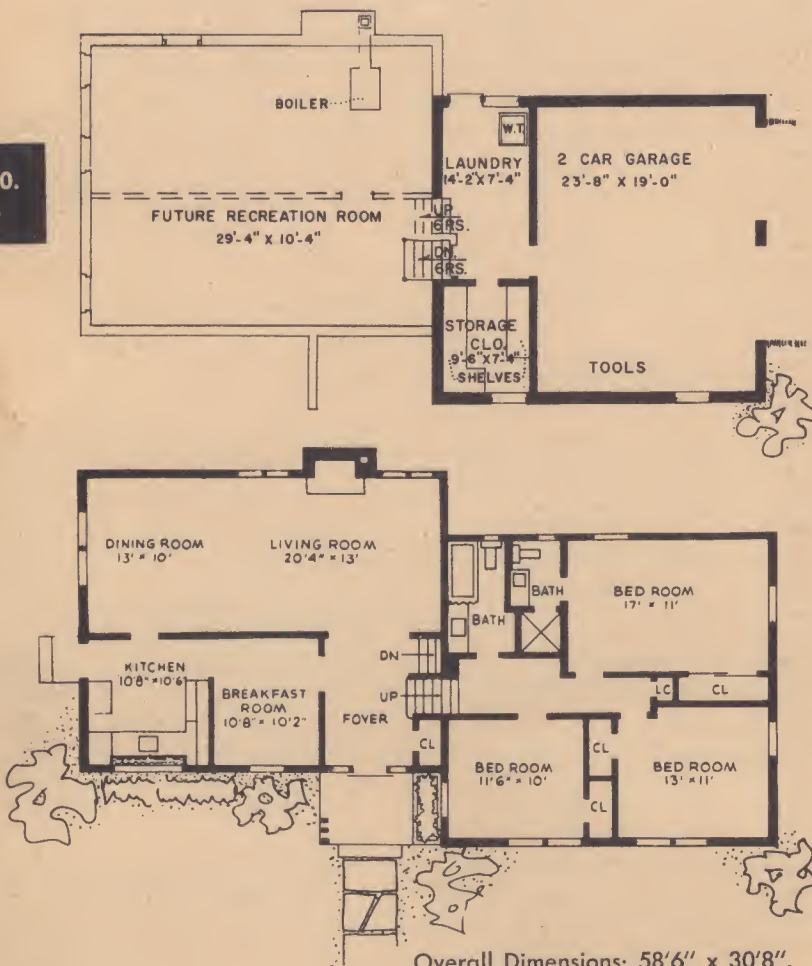
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PLAN NO.
F-1655



Overall Dimensions: 58'6" x 30'8".
Square Feet: 1,400.
Architect: Herman H. York.

LUXURIOUS LIVING LEVELS • This striking split level home was designed in answer to the many requests for a spacious house, with living areas at the back. The living and dining rooms combine for a sweep of over 30', and wide windows as well as a magnificent fireplace provide decorator keynotes. The spacious foyer forms a reception hall that leads to all areas. An effortless, half flight of stairs goes up to the bedroom wing, where each of the three master-sized bedrooms enjoys cross ventilation. There is a double sliding door closet in the master bedroom, and a private bathroom has a stall shower and vanity. The full bathroom is back to back, with a foldaway door to set off the tub and leave the large vanity-lavatory private for a guest powder-room. The kitchen area is unusually well-planned, with a service entry, and a convenient U-shaped arrangement of utilities work counters and cabinets. The wide window overlooking the front garden brings cheery charm that is enhanced by the indoor planter for your geraniums or herbs. On the lower level, there is an extremely convenient laundry area, with a door out to the drying yard at the back. A real room provides storage in ventilated spaciousness, and the extra large two-car garage adds more space for tools and gear. Down six steps you have the boiler room at the back, and the front is set aside for your future recreation room, almost 30' wide.

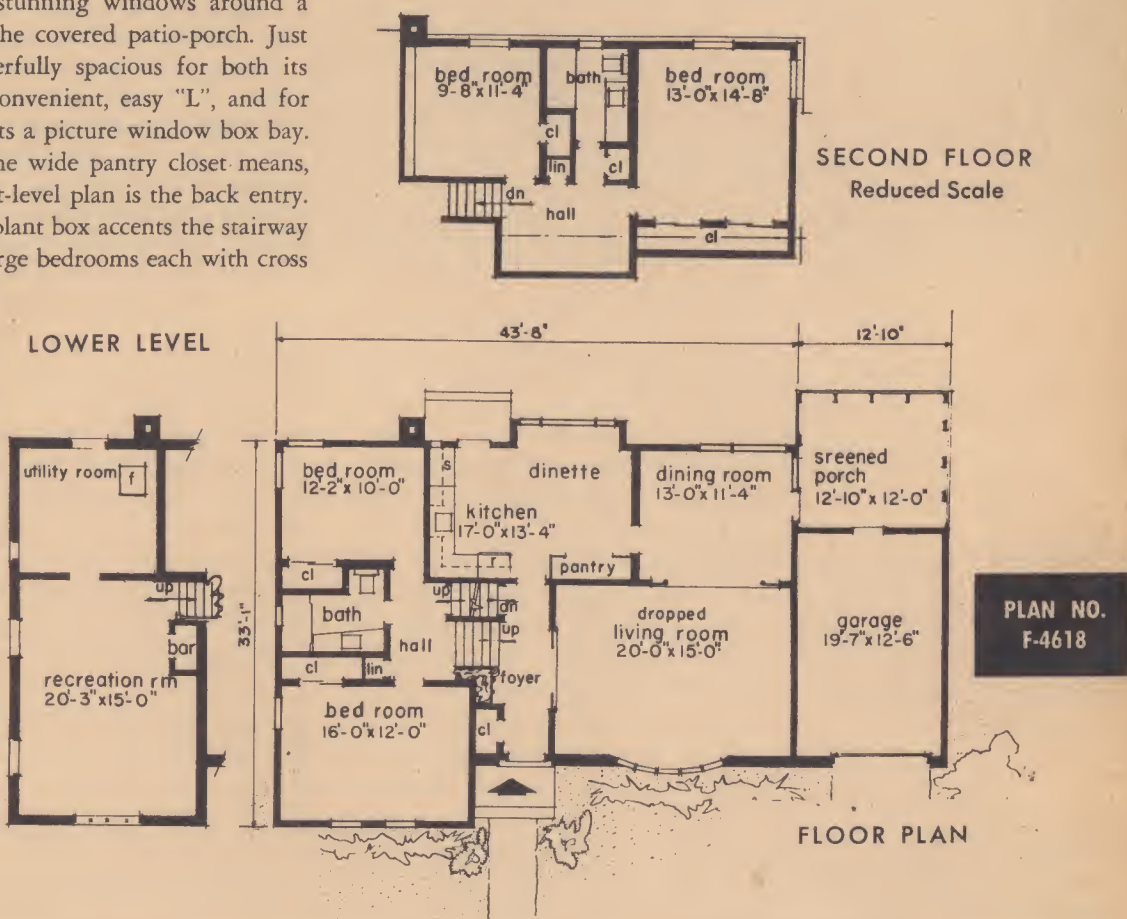
EXPANSION SPLIT-LEVEL • Here is the house that has everything. A striking exterior highlights an air of charm and distinction and the plan itself combines the convenience of a ranch house with the bedroom privacy of a two story plan but with perfect split-level ease. A center hall makes for the best in traffic circulation. To the right a lovely, wrought iron gallery opens to a dropped living room where a picture window bow is a focal point around which you'll decorate the formal entertaining area smartly. A wide arch and one step up, and you're in the dining room with stunning windows around a corner and a door out to the covered patio-porch. Just look at the kitchen, wonderfully spacious for both its work area, arranged in a convenient, easy "L", and for the dinette area which boasts a picture window box bay. You know what a bonus the wide pantry closet means, and a special extra in a split-level plan is the back entry. To the right of the foyer a plant box accents the stairway to the sleeping level, two large bedrooms each with cross ventilation and tremendous sliding door closets. The bathroom features a custom-designed vanitory. To add two more spacious bedrooms, it's just another six steps up to a sitting room hall, off which the third and fourth bedrooms and second bathroom open. This could be turned over to the junior members of the family for their own 2-bedroom, bath and playroom suite. Don't miss the closets planned on this level for plenty of put-

away room. Just a half-flight of steps down from the kitchen and foyer, is the double dividend of split-level planning, the informal living room-den on the lower level, a room that's as large as the living room, with double exposures and a bar alcove, and planned for fun times forever.

Overall Dimensions: 43'8" x 33'1".

Square Feet: 1,572, excl. exp. and rec. rm.

Architect: Herman H. York.





ARCHWAY PRESS, 117 W. 48, N. Y. 36

ECONOMY TRI-LEVEL • Seeing is believing. Here are four bedrooms in a split-level plan that is anything but expensive. At last, the family of six, building on a limited budget, can consider the split level and find it practical. Just go up the convenient half flight of stairs from the foyer and you'll find a master suite, complete with two exposures, a tremendous, walk-in closet and private stall-shower lavatory, as well as three additional bedrooms, with especially large closets, and a full bathroom that includes a guest vanitory. On the entry level, the living and dining rooms form a wonderful L, and the picture window at the back affords through ventilation with the curving bow window that overlooks the front garden. A smart fireplace completes this entertaining area. There's a

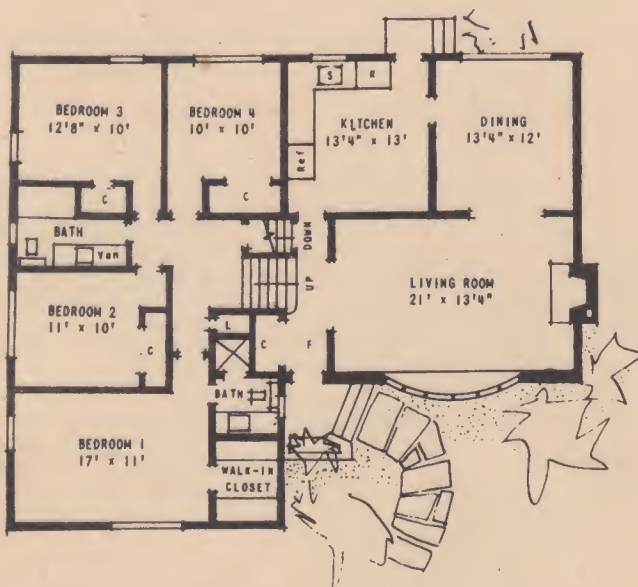
back door into the kitchen, where work hours are planned for comfort. Of course you'll want to tuck a dinette into the corner for informal meals. It's easy to get down to the lower level, reached by a half flight of stairs just outside the living room and kitchen. Once down there, you'll find a huge, well-ventilated play room that opens out to the back garden. A wash-up lavatory is included for special convenience. For the large family, this plan proves that split-level convenience and livability are no longer out of their reach.

Overall Dimensions: 50' x 40'6".

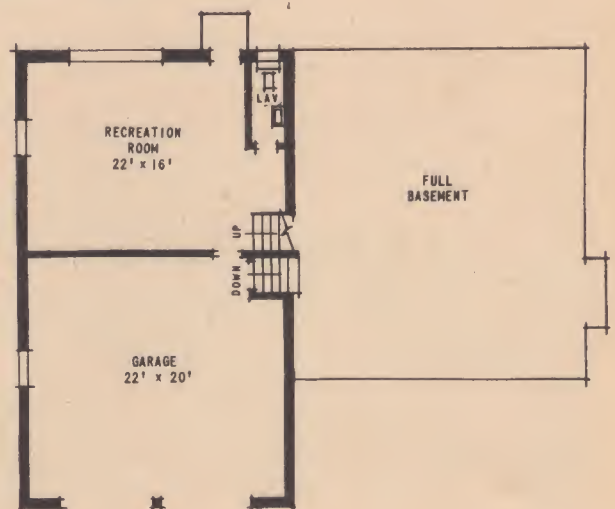
Square Feet: 1,688.

Architect: Lester Cohen.

PLAN NO.
F-1588



UPPER LEVELS



LOWER LEVELS

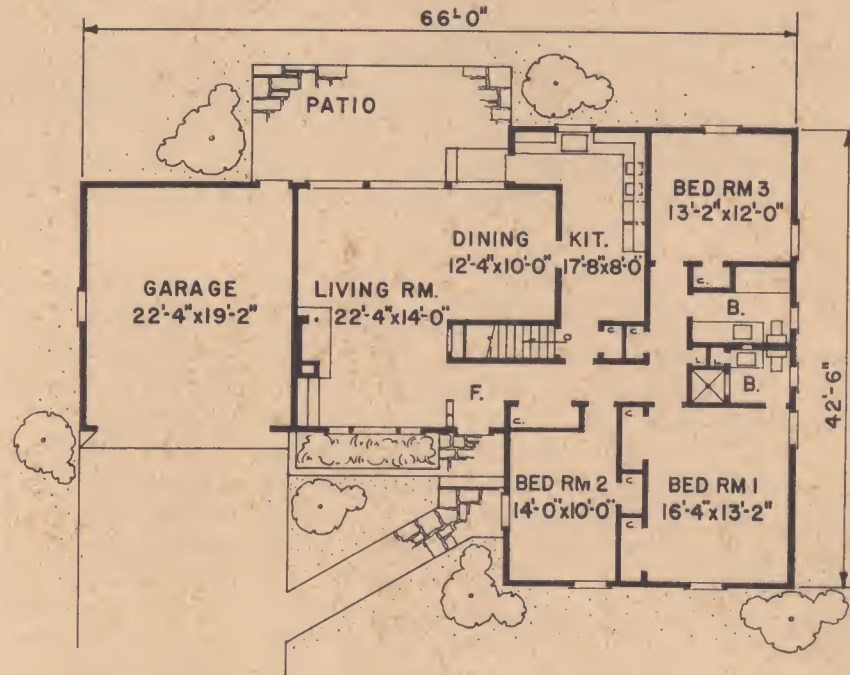
L-SHAPED FOR LUXURY • It's not just the use of the L-wing of the house but the many interior ells that afford this ranch plan its distinction and convenience. Just inside the door from the front court, you step into a welcoming foyer and to your left you find the living room—the full depth of the house at this side is given over to this stunning room allowing wonderful windows front and back. A decorator fireplace with raised hearth is featured, and note the ceiling-high bookshelves with cabinets under at one side. In an ell at the back there's the dining area, brightened by the window wall. French doors open

the entire living area to the flagstone terrace beyond, well sheltered by the double garage. The second ell is the kitchen-dinette. The L-shaped arrangement of utilities means easy reach for mother without extra steps and leaves a maximum of space for the cozy breakfast room. Finally there is the L-planned bedroom area, accommodating three large chambers with two exposures for each, enormous closets, private lavatory for the master suite, and a full family bathroom with full-length vanitory. It's living with a capital "L" here, a letter-perfect ranch house for a discriminating family.

Overall Dimensions: 66' x 42'6",
including garage.

Square Feet: 1,585.

Architect: Derick B. Kipp.



PLAN NO.
F-1515

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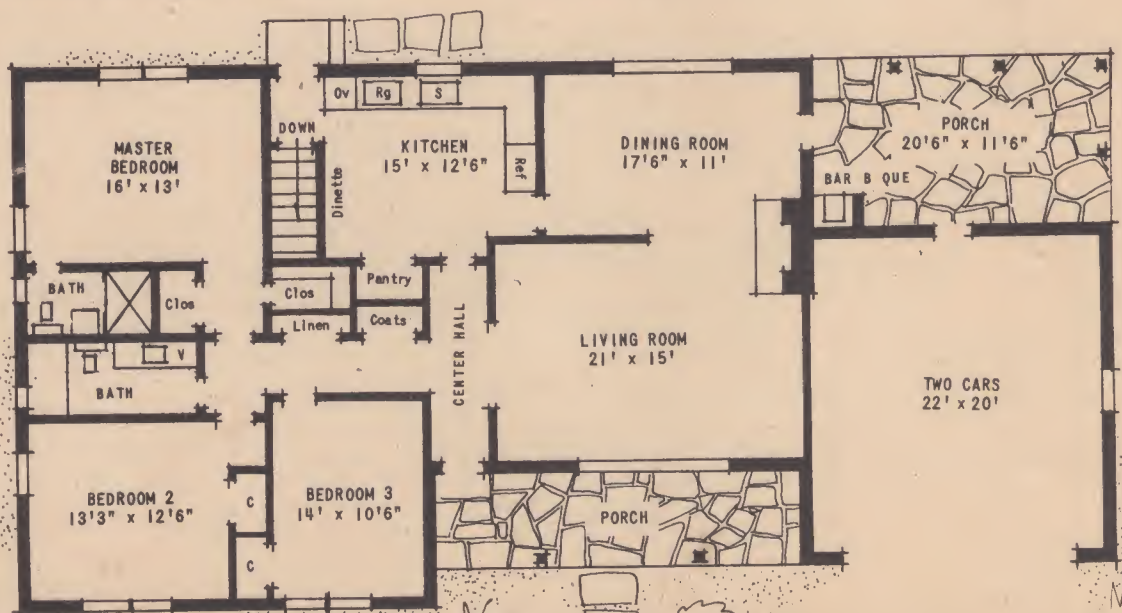
LIVABLE AND LOVELY • Distinction is the keynote of this home, and comfort is the bonus of its interior design. The wide flagstone terrace at the front leads into the entry hall that offers the best in center hall traffic circulation. To the right, you'll walk into the living room with a full view picture window at the front. The size of this important room is just what you've planned for your home, and through a wide arch at the back, the dining room adds proportions that are just as striking. One of the smart, decorator features is the placement of the magnificent fireplace so that it blends both areas into a tremendous L. Step out on to the porch (it's quite private because the garage acts as a shield), and enjoy bar-beque snacks and suppers whenever you like. Notice the service door that leads into a vestibule to protect your kitchen from drafts and to provide an entry to the cellar

without need to track through any room in the house. In the kitchen proper you'll find important extras such as the deep pantry closet, wall oven, counter range burners, and a double sink where you can add a dishwasher for more ease for mother. In the bedroom wing, interest is caught at once by the size and number of closets. Room sizes are really unusual, too, planned for sleeping pleasure. There are two bathrooms, one conveniently placed for family and guests with a stunning vanitory-lavatory; the other is designed for private use off the master suite. This is a ranch house planned to please and its popular appeal is built-right-in.

Overall Dimensions: 54'6" x 35'0", excl. gar. and por.

Square Feet: 1,725.

Architect: Lester Cohen.



PLAN NO.
F-1656

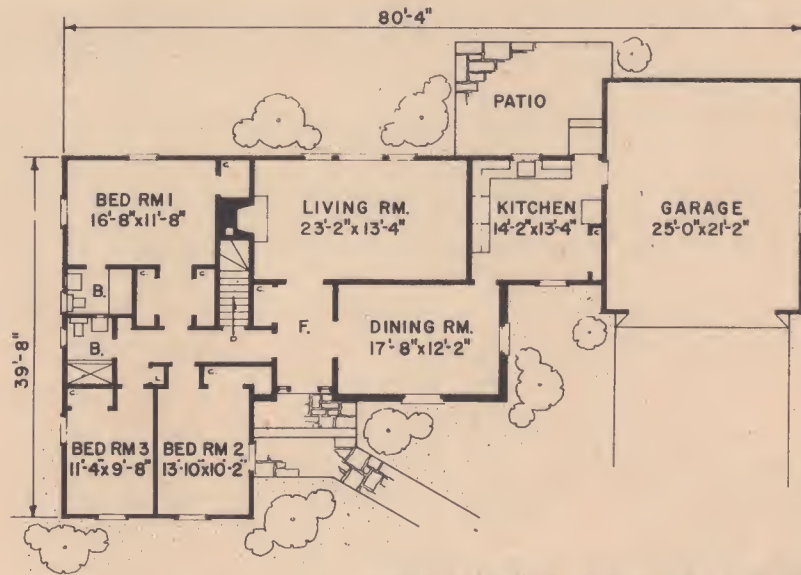
LUXURY-LINED INDIVIDUALITY • You'll want to plan your housewarming at once when you choose this delightful ranch house. Warm fieldstone and shingle decorate the long lines of the exterior and broad stone steps lead to the invitingly recessed front door. The convenience of a center hall cannot be overestimated, keeping all major areas free of unnecessary traffic. Complete privacy keynotes the bedroom wing where each of the three chambers has cross ventilation. The master suite consists of 16' bedroom with two 6' closets and a private bathroom, and the two front bedrooms have tremendous wardrobe closets with sliding doors to add to their spaciousness. The living room is at the back, well set off for privacy and it features a large, stone fireplace and stunning picture windows. Off the foyer at the front is a wonderfully hospitable dining room, with two lovely exposures and large enough for your dinner parties for twelve. It's a room for entertaining and family dining in true comfort. The kitchen is a homemaker's joy, large and sunny and yet laid out so that no extra steps are necessary. Through ventilation makes it comfortable even on the hottest days, and there is a perfect spot under the

front window for a built-in breakfast nook. A 2' wall of ceiling-high shelves offers superior storage behind decorator frosted glass sliding doors. The flagstone patio at the back is so convenient for outdoor picnics. While fair weather lasts, this will mean a bonus of open air living space. The double garage which shields it is extra sized to allow easy storage for garden equipment, bikes and other aids to perfect family functioning.

Overall Dimensions: 80'4" x 48', incl. garage and patio.

Square Feet: 1,715.

Architect: Derick B. Kipp.



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GRACIOUS EXPANSION • Here is a wonderful home that combines the popular ranch exterior with a plan that features the best of expansion possibilities. The exterior has a dignified air, and delightful touches including the stone planters at each side of the gabled wing, the long flower box at the window and the sheltered, recessed front door give it a comfortable, welcoming look. The entry vestibule accommodates a coat closet and there's the alcove at the right for a smart table and mirror above. From here you step into the generous foyer that permits easy access to any area of the house. If you go right through, you're in the kitchen at the back, a marvelously complete center for Mother with all the counters, cabinets and convenience she has always wanted. The angled corner will take a built-in breakfast nook nicely, or any gay combination of table and chairs that you choose. Most people will welcome the back entrance that leads the way to kitchen, dining room or right to the basement stairs, the most practical and space-saving service vestibule for help in keeping major areas free of traffic. Dramatic and spacious, the dining room is a perfect family room, seeming even larger than it is because of the distinctive bay window alcove that looks out on your back garden. The sheltered porch to the side is easily accessible

for mealtimes from spring through fall. A step down from dining room or from foyer, the sunken living room provides perfect proportions for informal or formal entertaining, and the raised fireplace and lovely awning-paned picture window are assets for your decorating scheme. In the sleeping wing, the master bedroom at the back enjoys privacy, double exposures with four windows, one closet within the room, another huge walk-in closet as you enter and a dream of a dressing room complete to the built-in vanity. The bathroom is the popular, practical multi-feature type, giving the convenience of alcove privacy for the main section, plus a fully private powder room that can be entered from the foyer and hall. In addition, the master dressing room has a door that opens into the bathroom. Thus you have what amounts to two and a half baths at little more than the cost of one. Two, full width, sliding door closets are shown in the terrific front bedroom, which can become the family den or study-playroom when the upper floor is finished. Then up the graceful open stairway you'll go to find two more superior bedrooms, another bath and extra closets to spare. Whether you finish this home completely right now or think of future expansion, there's no limit to the comfort and good living you'll find.

PLAN NO.
F-1549

KEYNOTE FOR COMFORT • Gracious living is at its best in this stunning ranch house and comfort planning achieves a home that fits your dreams. The outdoors becomes part of the living areas, with flagstone terraces accessible from the living room as well as from kitchen and enclosed flagstone porch. There's an outdoor barbeque for casual entertaining, too. The formal zones are L-shaped and include a magnificent living room with glass sliding doors on two sides to incorporate the outdoor terrace, and sliding glass doors open out from the dining room too. Another window wall faces the side terrace and a lovely planter box offers a glimpse of greenery. At the front the kitchen, dinette and laundry areas are wonderfully spacious. A door opens from the

garage and offers convenient access to service centers as well as to cellar stairs. To the right of the foyer is the bedroom wing, with three large chambers well supplied with storage walls and deep closets. There is cross ventilation in each, and the master chamber opens out to the terrace. A private lavatory supplements the family bathroom which is of the split-sectional type with a guest vanitory-lavatory in the front section. For the larger family a fourth bedroom is provided by the multi-use room off the living room that can be a den if you prefer. Utilized as a bedroom the folding partition can be replaced by a full wall, and there is a storage wall section here, too. This is a truly versatile house geared to the best of family living now and forever.

PLAN NO.
F-1657
COVER
FEATURE



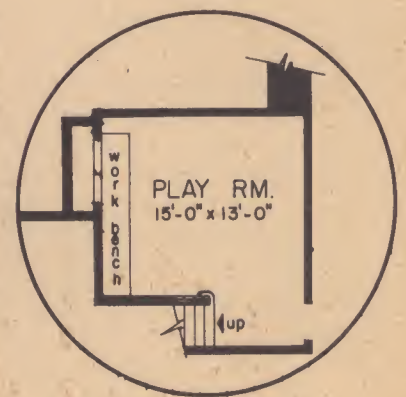
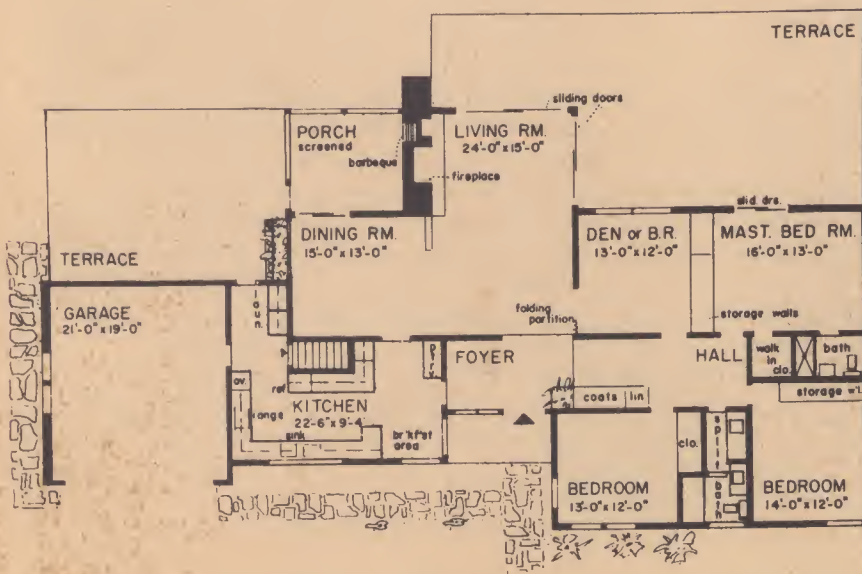
ARCHWAY PRESS, 117 W. 48, N. Y. 36

Overall Dimensions:

88'5" x 45'4", including garage.

Square Feet: 1,695.

Architect: Herman H. York.



A cozy room for work or play set off in the cellar. Illustrations courtesy Show-House.



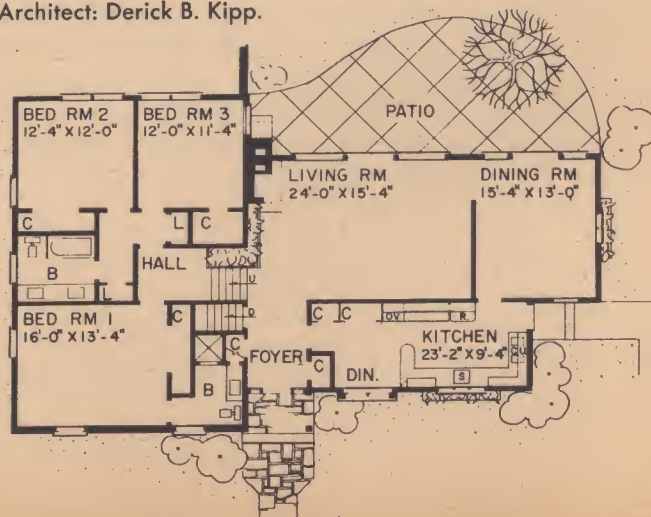
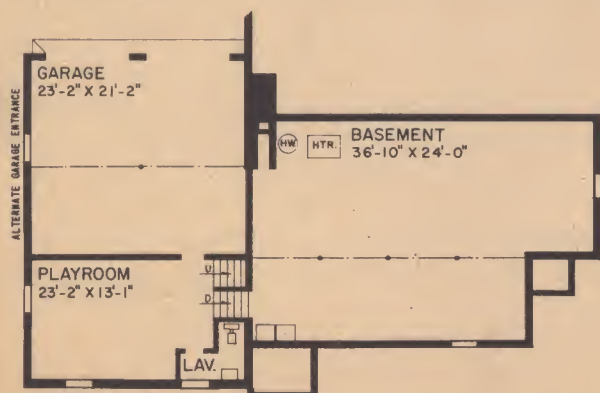
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SPLIT-LEVEL PERFECTION • Distinction for town or country living is the specialty of this stunning split-level home. The two-story entry is the foremost feature, promising warmth and hospitality within. Note the flagstone walk leading to your front door. Inside, a wide foyer offers easy access to all areas, with the kitchen to the right. It's a stunning and completely practical work area where every modern step and time saver has been incorporated for your convenience. Of particular interest is the waist-high wall oven and counter top range. An island counter separates the dinette, sunny and spacious for family meals, plus two deep closets for china or other storage. The living and dining rooms are at the back and both open out to the smart party-patio through French doors in window walls. The contemporary corner fireplace has a raised hearth, and the chimney serves on the patio for a raised hearth barbeque fireplace outdoors. A lovely angled planter box decorates living area and

the half flight of stairs leading to the bedroom hall. Here you can reach three comfortable bedrooms, each with double exposures and huge closets. The family bathroom has twin washbowls set in a counter-top vanity and an extra linen closet, while the private master lavatory has its own vanity, stall shower, and built-in shelves for towels. On the playroom level you find the bonus of the extra living room plus its own lavatory. Notice the convenience of a garage with entrance at either the back or side. The basement's just a half flight down and is a comfortably ventilated area with room for heater, water heater and, at the front, laundry tubs to indicate a convenient laundry room. There are 9 superior closets for a solution to your storage needs. Here is a feature packed split-level plan designed for gracious, easy living.

PLAN NO.
F-1522

Overall Dimensions: 62'4" x 36'9". Square Feet: 1,795.
Architect: Derick B. Kipp.





ARCHWAY PRESS, 117 W. 48, N. Y. 36

**PLAN NO.
F-1520**

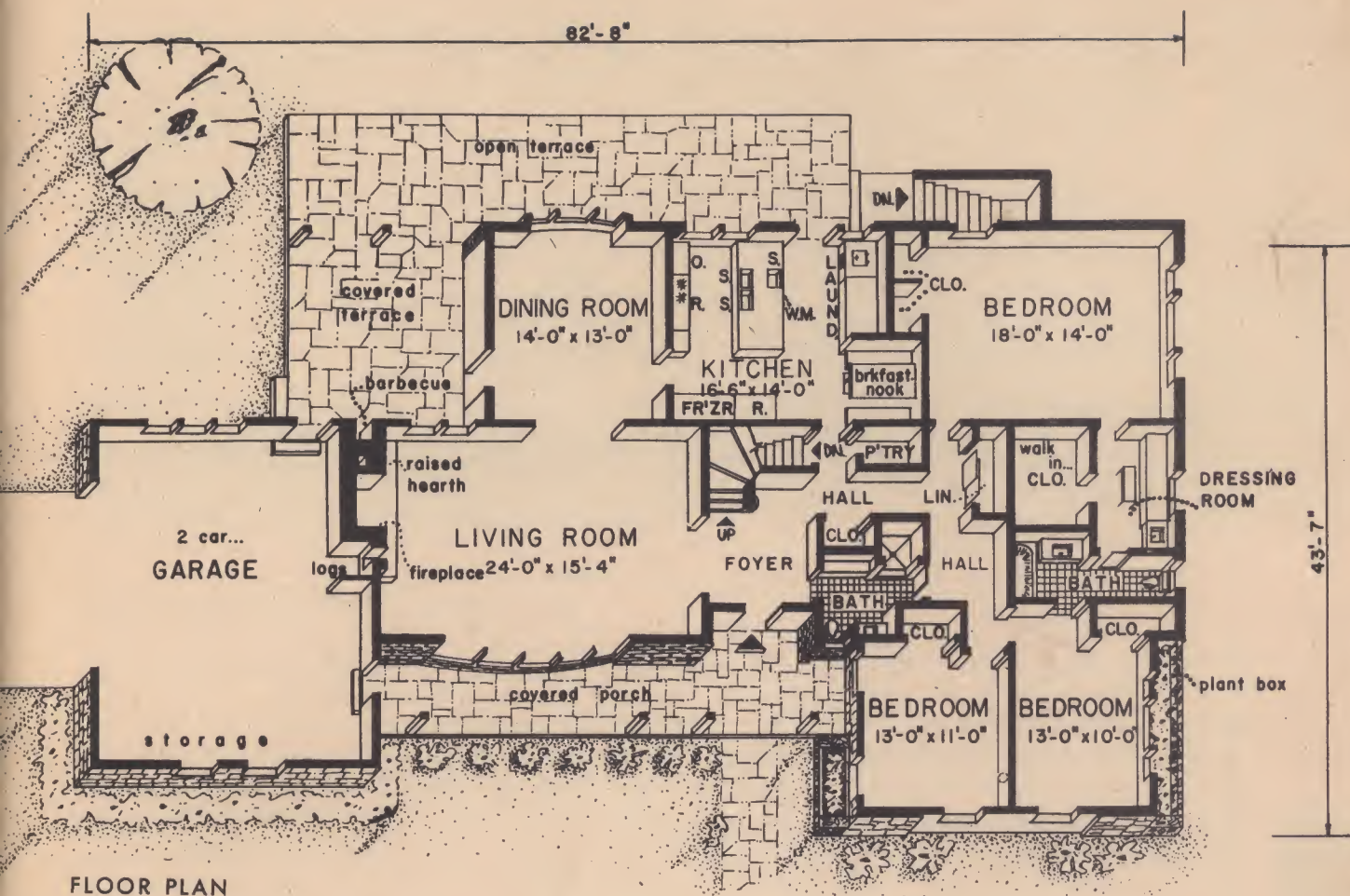
LONG, LOW, HANDSOME • This house proves the maxim once again, for it has as gracious and graceful an exterior as any you have seen. Designed for a wide or a corner lot, this home has everything for a large family and yet it's in the luxury class without being impractical. Interesting features are almost numberless. For instance, there's a 24' living room with two exposures and a comfortable fireplace with its hearth at tea table height. The architect has thoughtfully added a log closet that can be filled from the garage to keep splinters off your rug. The generous dining room has a deep bow window that looks out over the open flagstone terrace that runs the width of the house in back. Summer dining will be a delight out on the covered, sheltered terrace at the side, where the kids can toast wienies at the barbeque fireplace. The kitchen is a marvel that combines efficiency with the true spirit of homemaking. Of course it has the newest island sinks, two for the cooking area and one on the laundry side (next to the washing machine). Naturally there's provision for a freezer space and a wall oven with counter top range next to it. A cozy alcove serves as a breakfast nook. And don't forget the pantry just at the entry to the cellar steps. The master bedroom is at the back—a real suite with two wall closets, and a dressing room

about 10' wide that includes a walk-in closet and vanity alcove. There's a super bath that can either be entirely private or else shared with the adjacent front bedroom. The family bathroom has this same wonderful split personality. It can be entered from the bedroom hall as well as from the foyer, thus giving you four bathrooms at the cost of two. Another example of luxury with an eye for economy. Don't miss the fact that both the front bedrooms have two exposures, too. But this home is definitely designed for expansion—there's an upstairs that can be finished now or later. There's the perfect children's suite; two bedrooms separated by a playroom where the youngsters can be by themselves and love it. Or sliding doors permit this whole area to be opened into a magnificent junior party area. While this home is planned for minimum upkeep, there is space on this floor for a sleep-in maid and a future bath can be added when necessary. You'll find many other features that you've always wanted in the home you build, like the covered, colonnaded porch that shelters your way from the garage to the front door, and the superior storage planned throughout the garage and house itself. Note that if your lot demands it, your contractor can place the garage doors and driveway at the front instead of the side.

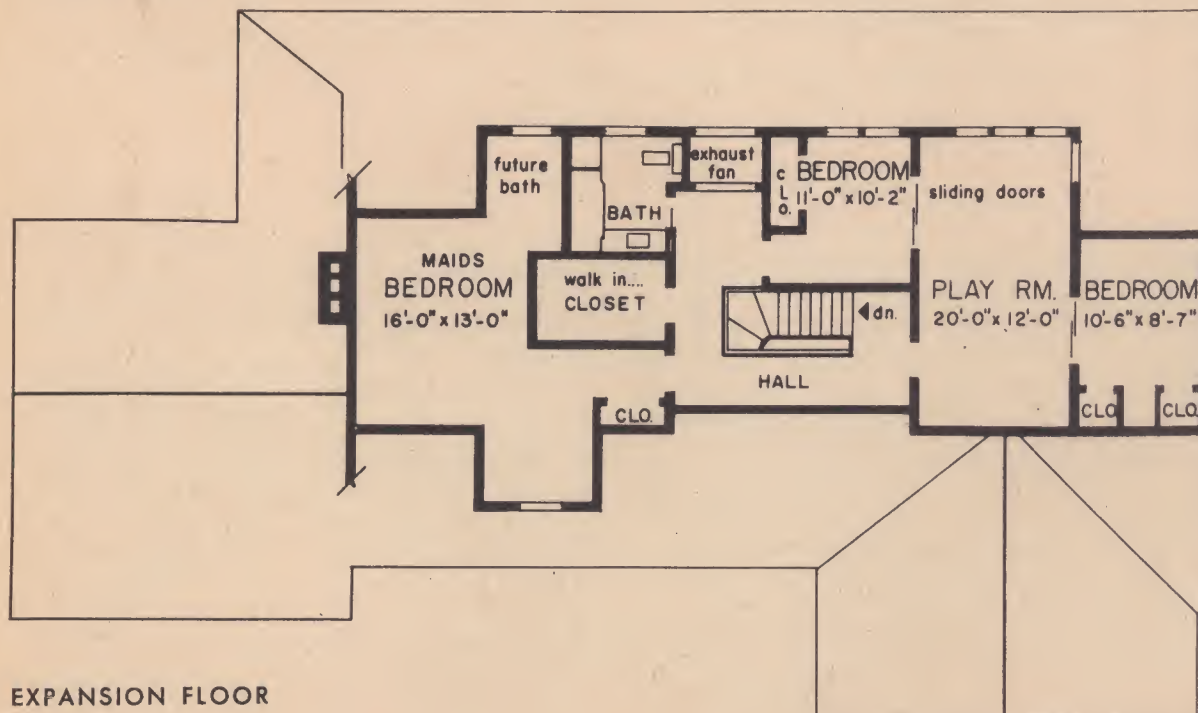
Overall Dimensions: 82'8" x 43'7", including garage.

Square Feet: 2,036.

Architect: Herman H. York.



FLOOR PLAN



EXPANSION FLOOR



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PLAN NO.
F-1517

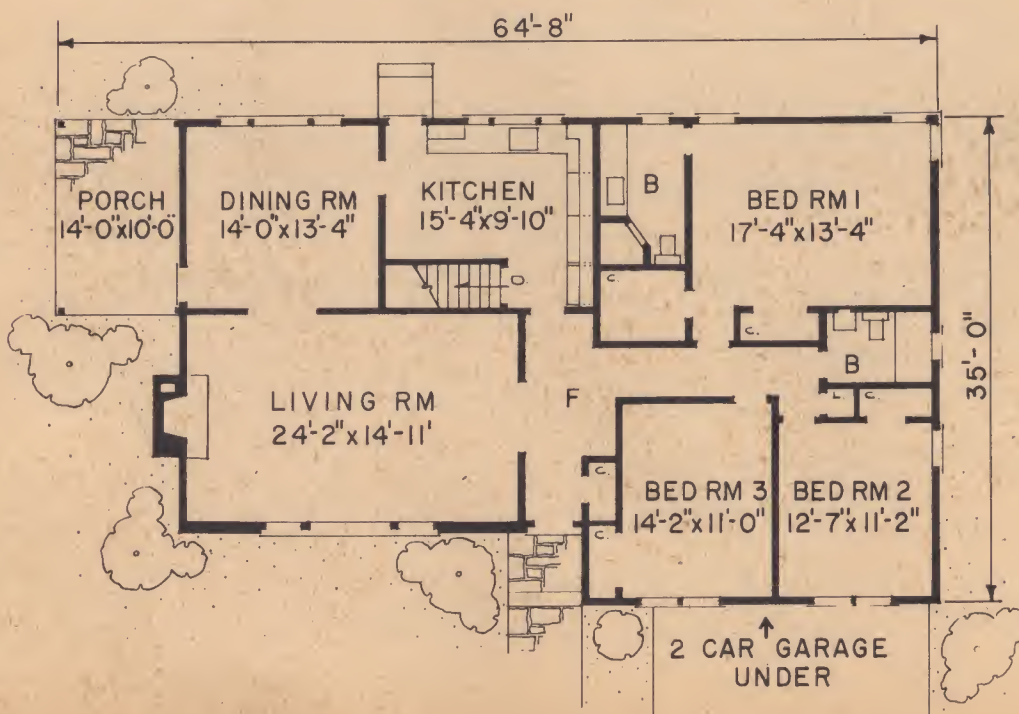
TWO-LEVEL ADAPTABILITY • For those who want true one-level living, with the added convenience and economy of a two-car garage on a basement level, this stunning ranch plan is a practical solution. The extra space you save has been utilized to give you king-sized rooms as you can see from the floor plan. A real center hall leads to all areas for perfect traffic circulation with no need for strenuous steps to give complete privacy to bedroom, living and service zones. The living room is handsomely proportioned and graced by a stunning picture window and fine stone fireplace. Through an open, curving arch you can see the dining room with its own picture window for a garden view and a door out to the

porch. What a marvel of efficiency is the kitchen, where a corner nook accommodates a breakfast area and huge windows brighten the work area. In their own wing above the garage, the three spacious family bedrooms offer wonderful sleeping comfort, and you'll have two convenient bathrooms (one private for the master suite with a vanitory). What about storage? Marvelous closets give you almost 100 square feet of space, floor-to-ceiling, and there is a huge attic area reached by clever fold-up stairs from the bedroom hall.

Overall Dimensions: 54'8" x 35', excluding porch.

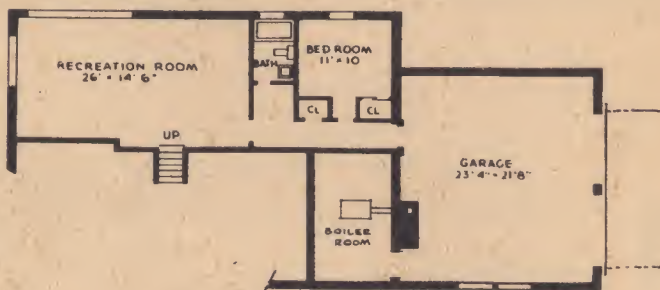
Square Feet: 1,750.

Architect: Derick B. Kipp.



MASTERFUL SPLIT-LEVEL • To begin with, this home considers the large family, the folks who need at least four bedrooms and who deserve the best in ranch-multi-level living. The front presents a ranch look to the street, with colorful brick and white siding, handsome window areas and a distinguished air about it. As you enter, there's a living room with cathedral ceiling sloping up above the balcony for a striking vista to the bedroom wing. There are four large, well ventilated bedrooms on this level, including a 20' master suite that has its own dressing room alcove, two excellent closets, and a private bathroom with stall shower besides. The central, tiled bathroom has double lavatories, and an alcove feature that gives the effect of at least a bathroom and a half. On the entry level, the dining room to the left of the foyer is probably one of the handsomest you have seen. The terrific kitchen beyond has a breakfast room corner, with a bay window, and its own convenient service entry

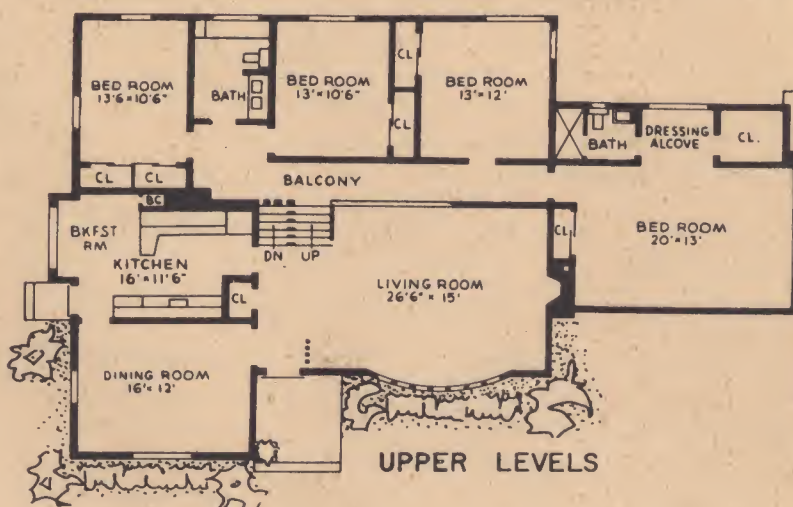
in addition to miraculous work space. The extra bonus of this split-level home is the huge recreation room below the bedroom level, really an extra den, television center or playroom for the children. There is also a maid's bedroom and bath on this level while laundry and heating equipment are below the living area at the front. The double garage can have its driveway at side, front or back as your land requires, for true versatility.



Overall Dimensions: 66'0" x 41'3".

Square Feet: 1,875.

Architect: Herman H. York.



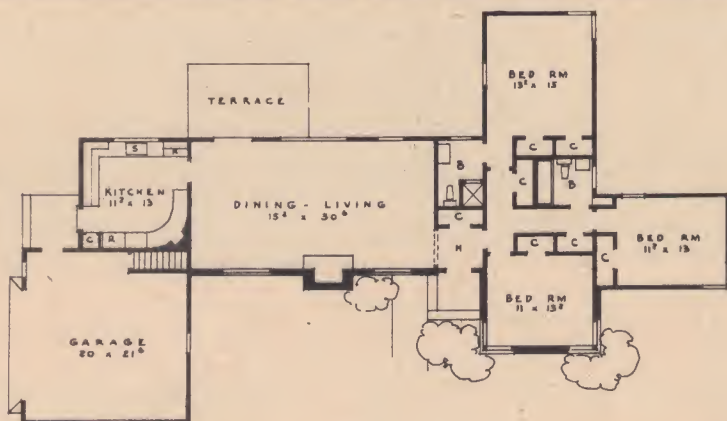
PLAN NO.
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PLAN NO.
F-5359



Overall Dimensions: 87'6" x 41'4".

Square Feet: 1,516.

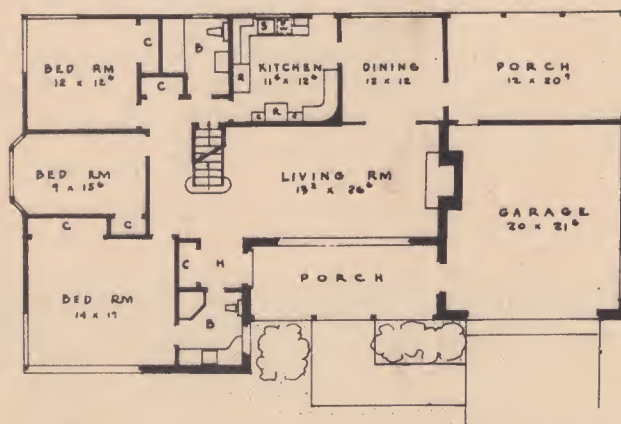
EASY LUXURY

Glamorous living-dining area, 30' wide. Entertaining terrace for outdoor living. Smart kitchen, with curved dinette nook. Garage to open to the side, or with the drive at the front. Basement stairs in the garage with easy access from kitchen and back entry. Three bedrooms, each with corner windows. Closets at a maximum, and a private bathroom for the master bedroom.

Architect: Edwin Kline.

BONUS PLANS

PLAN NO.
F-1651



46

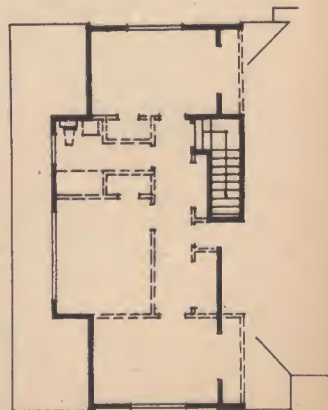
Overall Dimensions: 69' x 39'9".

Square Feet: 1,617.

EXTRA LIVING

A spacious house for family futures. Three stunning bedrooms, two bathrooms. Expansion attic for three more bedrooms and an extra bath. Luxurious living room — hospital dining room. Well-equipped kitchen plus set-in dinette. Wonderful windows features everywhere. Two-car garage, front porch and back porch. *Special note:* double feature bathroom for master bedroom and guest lavatory.

Architect: Edwin Kline.



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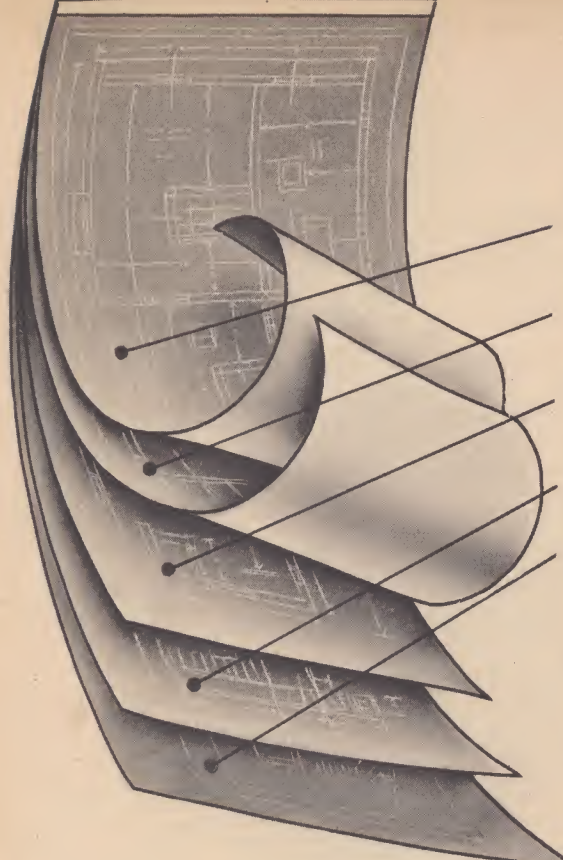
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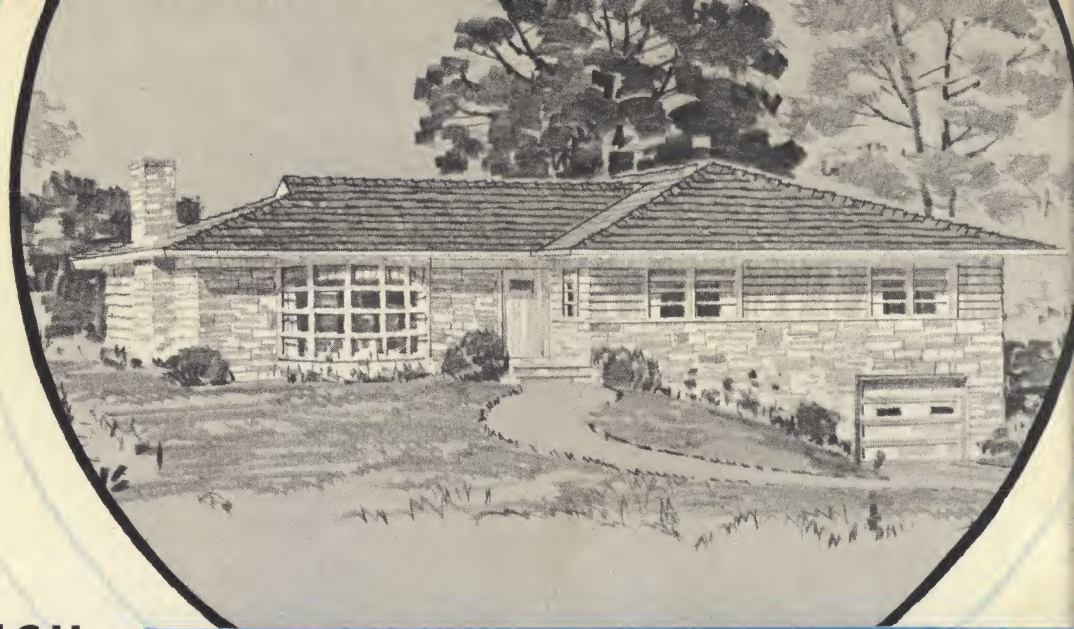
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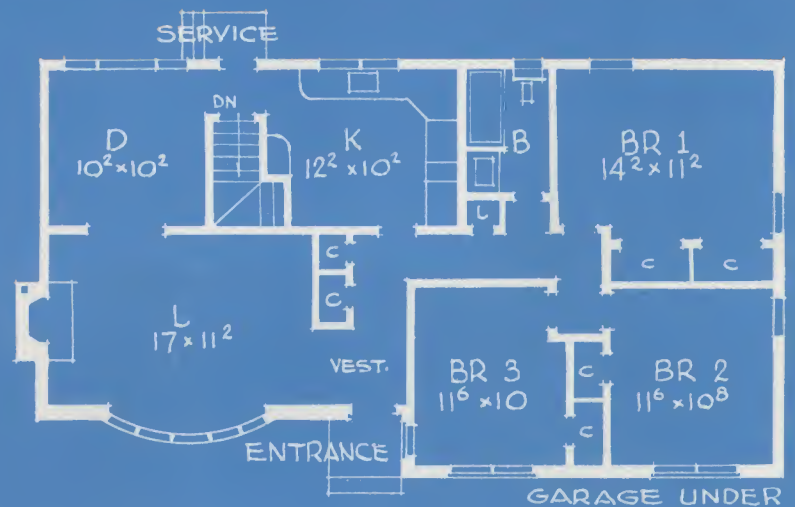
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cellar stairs to keep your carpets and linoleum free of muddy feet. The sunny kitchen reserves a corner for a breakfast nook and the curved counter is a perfect server on the way to the dining room. There is true center hall convenience here and off the bedroom hall, three bedrooms offer a compact and comfortable sleep area. You've got two exposures in each, with plenty of room for twin beds in every room. Seven large closets mean storage extras and there's more in the convenient cellar. The garage on the basement level is an extra in a class by itself, so convenient in any weather and a budget feature that is winning more popularity every day.

Overall dimensions: 47'6" x 26'8".

Square feet: 1,175.

Architect: Lester Cohen.

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